



Apartment (EPC Rating:)

VICARAGE ROAD, WATFORD, WD18 0EY

£1,810,000

WARREN ANTHONY

7 Bedroom Apartment located in Watford

Marketed solely by Warren Anthony Estate Agents, this well-located development of eight apartments, of which seven are available for sale, in the heart of Watford. The development was built in 2020 and is fully tenanted, offering reliable rental appeal and high-spec finishes throughout and being sold with Share of Freehold. Three first floor apartments benefit from their own terraces and four ground floor have access to their own private gardens, just moments from Vicarage Road Stadium, Watford Junction and Atria Shopping Centre.

A superb investment opportunity — seven apartments within the Vicarage Court development, all sold with Share of Freehold, are now available exclusively through Warren Anthony.

The portfolio comprises:

Four one-bedroom apartments with their own private gardens

Three first-floor one-bedroom apartments opening onto large private terraces

Built in 2019 to an exceptional standard, these modern homes deliver bright interiors, quality finishes and strong rental appeal. Each apartment benefits from gas central heating, private outdoor space, Amtico flooring, luxury bedroom carpets, and Sky TV points.

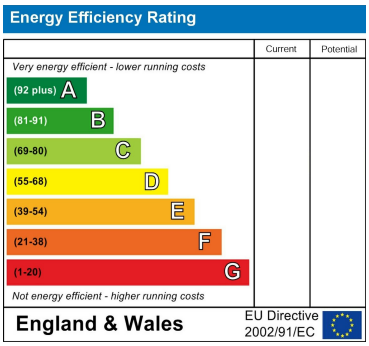
The contemporary kitchens feature handleless cabinetry, Corian worktops, and a full range of integrated appliances. Bathrooms are finished to a high specification with underfloor heating, thermostatic showers, and sleek modern fittings.

All units are fully tenanted, with rental income and yield information available on request — an ideal opportunity for investors seeking a ready-made, high-yielding portfolio.

Located directly opposite Watford FC's stadium, residents enjoy excellent everyday amenities and superb transport links. Watford High Street is a short walk away, with stations, major road connections and Watford General Hospital all close by.

Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the