



Kenilworth Court, Hempstead Road, Watford
£290,000

proffitt
& holt





Kenilworth Court, Hempstead Road

Watford

Proffitt & Holt are delighted to offer this spacious first-floor apartment, ideally positioned in a sought-after area. Featuring two generously sized bedrooms, the property provides flexible and comfortable living accommodation, enhanced by its private and secluded setting.

Residents can enjoy access to beautifully maintained communal gardens, offering a peaceful outdoor space to relax and unwind, along with ample resident parking for added convenience and security, as well as a private garage en-bloc. The flat also benefits from a long lease, a state-of-the-art tankless water heater, and a water softener, further enhancing the home's comfort and efficiency.

Offered to the market with no upper chain, this property represents an excellent opportunity for first-time buyers or investors seeking to grow their portfolio. Ideally located within easy reach of the town centre and station, the flat combines everyday convenience with the enjoyment of attractive, well-kept surroundings and ample parking. Local amenities, transport links, and reputable schools are all close by.

Don't miss the opportunity to make this charming home your own. Contact Proffitt & Holt today to arrange a viewing.





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Watford

The property is situated off the prestigious Hempstead Road and is ideally situated for easy access to Watford's busy town centre, with its multiple shopping, transport, and entertainment facilities, including Atria Shopping Centre and Watford Junction Station providing swift and frequent services into London, Euston. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.



- First Floor Apartment
- Two Bedrooms
- Sitting Room with Dual Aspect Windows
- Fitted Kitchen
- Private Position - Not Overlooked
- Tankless Modern Water Heater
- Close to Local Amenities and Transport Links
- Garage en bloc
- No Upper Chain





General Information

EPC - Energy Efficiency Rating: D

EPC - Environmental Impact Rating: C

Council Tax Band: D

Tenure: Share of Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

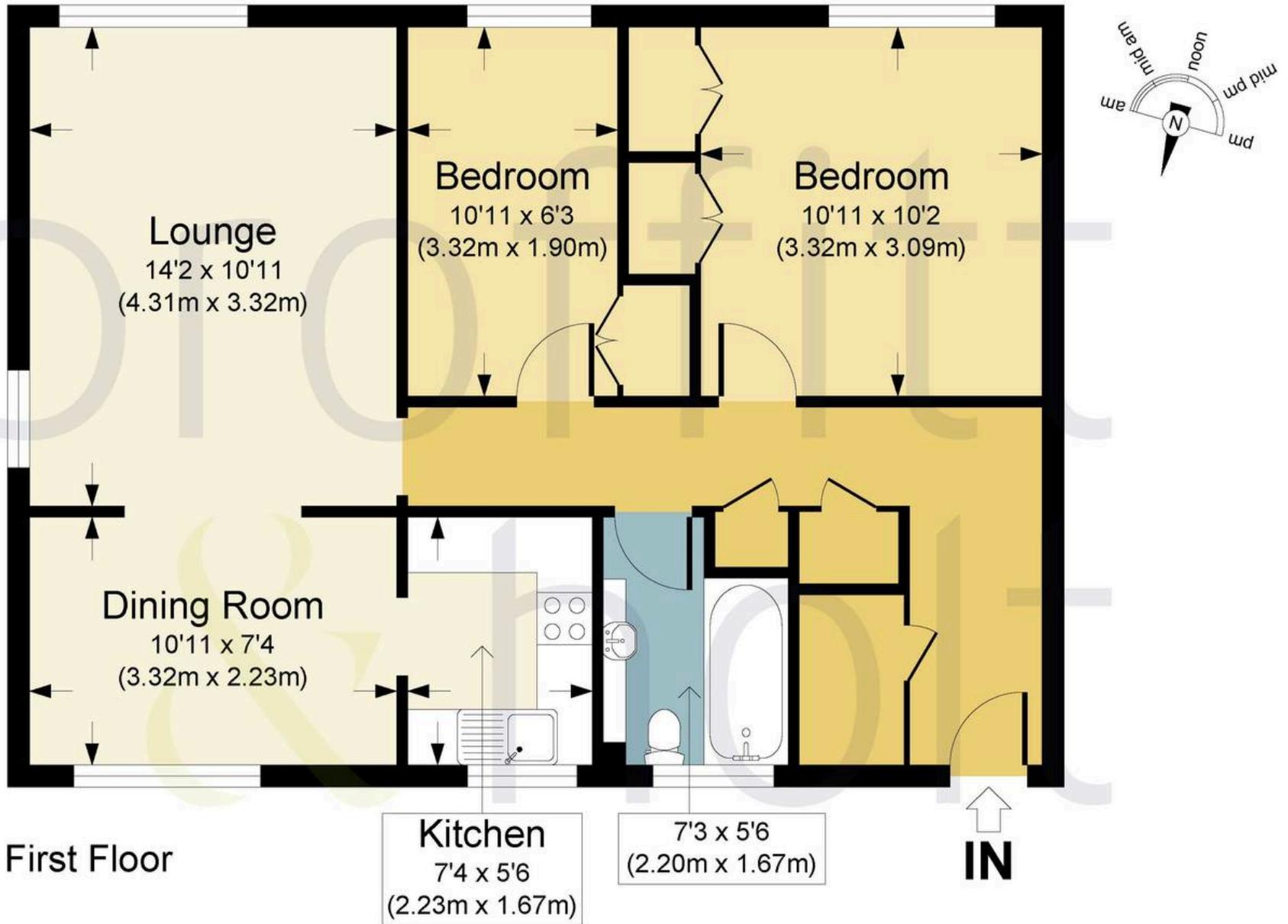
For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





KENILWORTH COURT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 654.66 SQ FT / 60.82 SQ M.

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Proffitt & Holt – Watford

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