



# Willow Lodge

at Watford Riverwell

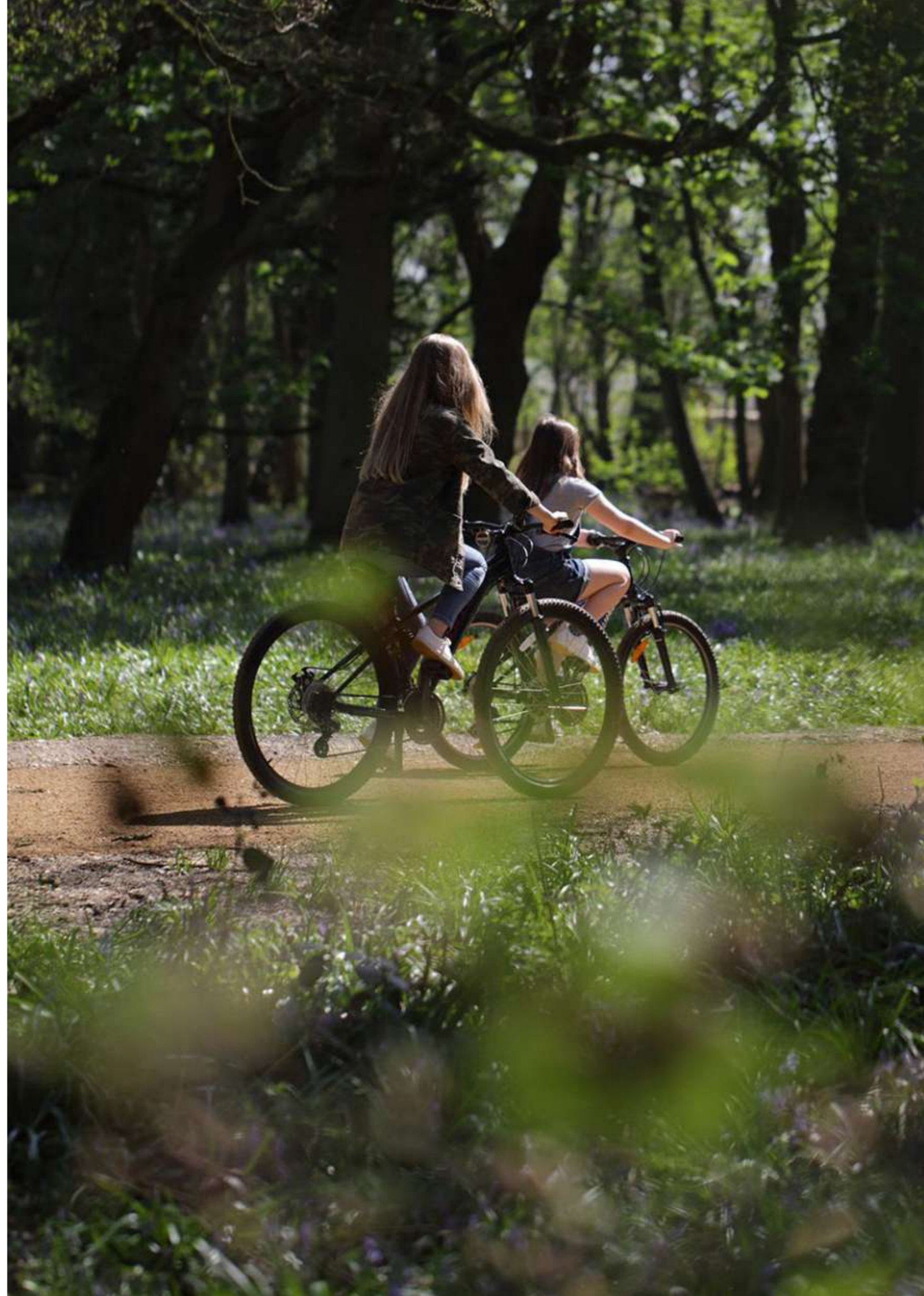
# A true breath of fresh air

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Watford Riverwell is a joint venture between **Watford Borough Council** and the construction and property company Kier. The regeneration project will be delivering homes, shops, a care community and other upgrades to the area near Watford General Hospital.

As part of this development, Watford Community Housing will be helping to deliver and manage 29 homes for affordable rent and shared ownership.

**Willow Lodge**, in the Woodlands section of Watford Riverwell, will provide 9 one-bed homes and 14 two-bed homes for shared ownership, as well as 6 two-bed apartments for affordable rent.









# Lifestyle

## Shop

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Watford is home to a vast array of shops, including the recently extended Intu shopping centre in the town centre which houses retailers such as Debenhams, John Lewis, Apple Store and Hugo Boss. Outside of the town centre is the Waterfields Retail Park, where you can shop until late.

## Dine

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A great selection of eateries on its doorstep with a plethora of well-known chains including Wagamama, Yo! Sushi, TGI Fridays and Zizzi to name a few. Or if you are after a caffeine fix you can take your pick from Starbucks, Costa Coffee, Pret A Manger and Caffé Nero.

## Meet

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If you like to visit the theatre, you will be spoiled for choice as you have both The Watford Palace and Pump House theatres in the town centre. You also have the Watford Colosseum, which houses a variety of events from comedy, live music and dance.

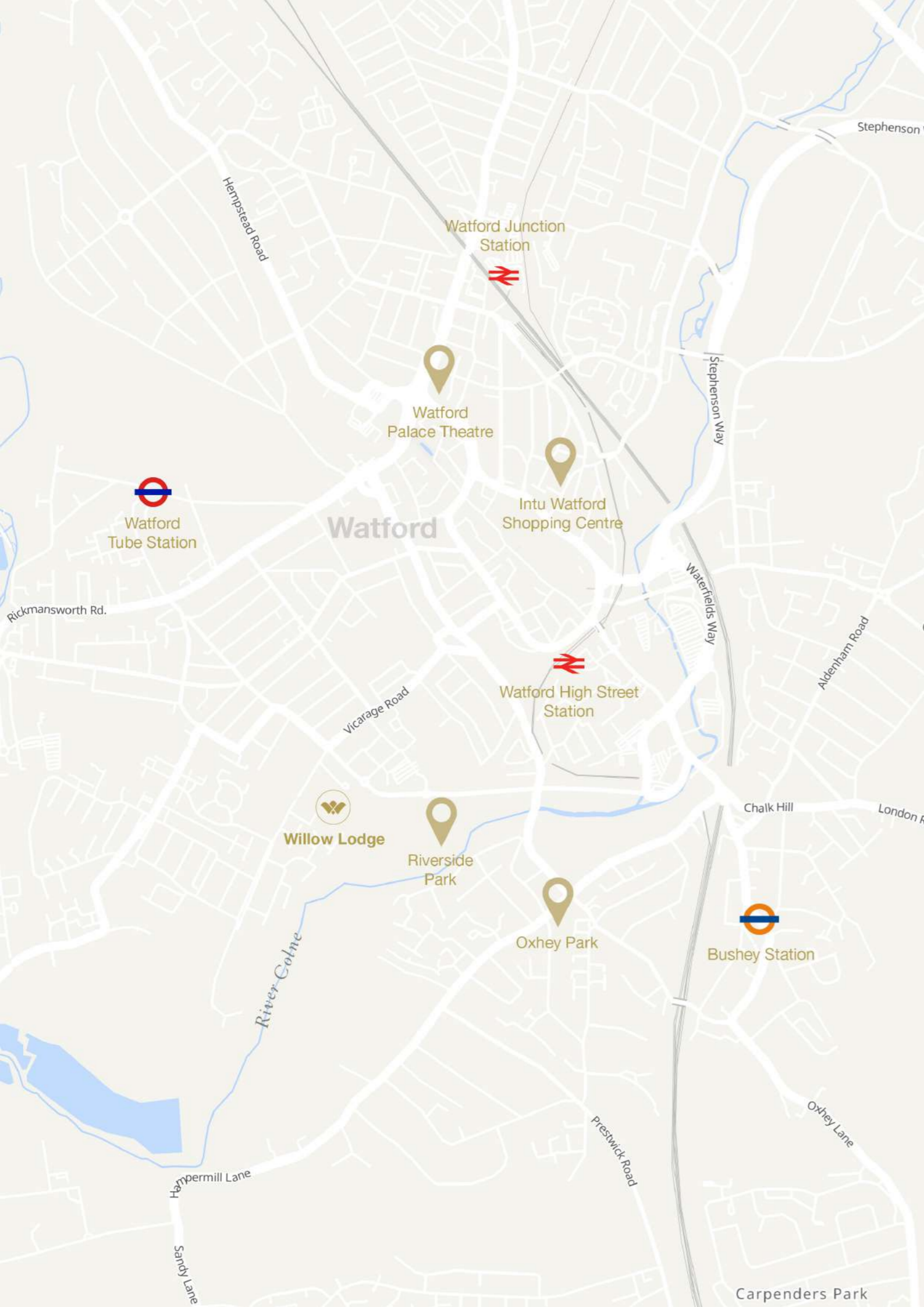
## Relax

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Home to the Green Flag award-winning Cassiobury Park where you can enjoy over 190 acres of parkland housing the Cha Café, children's playground, outdoor gym, miniature railway and paddling pools.





# Places of interest

## Bars & Cafes

- Slug and Lettuce
- Bar Bodega
- Columbia Press
- The Florist
- Starbucks
- Costa Coffee
- Faborje
- Walkabout Bar
- Pret A Manger
- Costa Coffee

## Restaurants

- Wagamama
- Bill's
- Zizzi
- ASK Italian
- Middletons
- Bella Italia
- Nando's
- Cote Brasserie
- Chimichanga
- Pizza Express
- Yo! Sushi

## Shops & Culture

- Watford Palace Theatre
- Watford Colosseum
- Cineworld
- Debenhams
- John Lewis
- Apple Store
- Hugo Boss
- H & M
- New Look
- Primark
- Next

# Connections



(from Willow Lodge)

- Riverside Park  
**5 mins**
- Intu Watford Shopping Centre  
**16 mins**
- Town Centre  
**16 mins**
- Watford High Street Station  
**17 mins**



(from Willow Lodge)

- Watford Junction  
**9 mins**
- M1  
**10 mins**
- M25  
**18 mins**
- Heathrow & Luton Airport  
**29 mins**



(from Watford High Street Station)

- Bushey Overground Station  
**2 mins**
- Harrow & Wealdstone  
**13 mins**
- Wembley Central  
**22 mins**
- London Euston  
Via Bushey Station - **34 mins**



# A Riverside Retreat

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**Willow Lodge at Watford Riverwell** is part of the largest regeneration project in Watford which encompasses an entirely new neighbourhood and is surrounded by protected green parkland. The development offers apartments in a landscaped setting close to the River Colne.

The River Colne and surrounding areas are currently undergoing a restoration and clean-up process. The natural habitats are being restored, with native animals and plants being reintroduced to the area to create a natural escape within this new development.

The Watford Riverwell development is a calm retreat in contrast to the nearby Watford Town Centre and hopes to offer residents serenity whilst still having local amenities on its doorstep.









# Shared Ownership

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**Watford Community Housing** is a housing association with houses across South-West Hertfordshire which aims to make a real difference by delivering better homes and supporting communities. By providing much-needed home ownership options for people in the local area, we can help people to find a place to call their own.

Many of our new developments include homes for shared ownership. Shared ownership makes it easier for first-time buyers to afford their home, as the amount of money required for a deposit is much lower than when you buy a property on the open market. It enables buyers to get a first step onto the property ladder by part-leasing and part-renting a home.

In a shared ownership agreement, householders can buy an initial share of the home of the purchase price. You can then pay a discounted monthly rent which varies according to the share of the property that has been purchased: the bigger the share that is bought, the lower the rent you pay.











# Specifications

## Kitchen

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- Leicht German made Kitchens
- Full height splashback between worktop & wall units
- Integrated dishwasher and fridge freezer
- Integrated stainless steel oven, extractor & induction hob
- LED lighting under units
- Washer dryer in utility cupboard

## Bathroom and en-suite

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- Porcelanosa tiles to floor
- Partial Porcelanosa wall tiling
- Glass shower screen
- Wall mounted hand basin
- Heated towel rail
- Shaver socket
- Concealed cistern
- LED Illuminated bathroom mirror cabinet

## Flooring

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- Oak wood flooring to kitchen, living, dining and hallways
- Carpet to bedrooms
- Porcelanosa tiles to bathroom and en suite

## Electric and Heating

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- LED lights
- TV point in living area and bedroom
- Fibre optic broadband
- Sky Q capability
- Central heating and water distribution system

## General

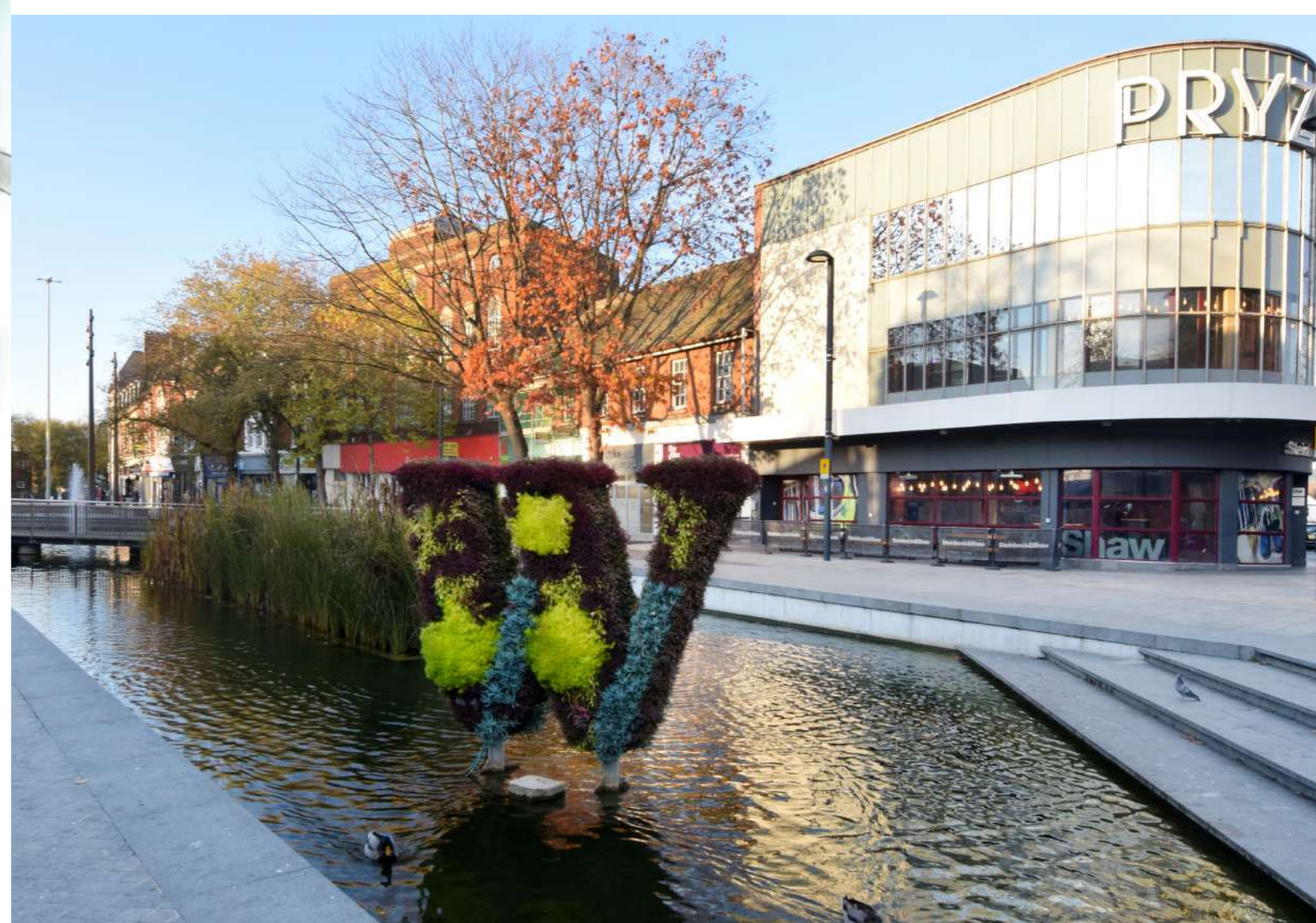
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- Wardrobes to master bedroom
- Key fob entry
- Video entry system
- Cycle storage
- Allocated parking for selected apartments only
- Lift
- NHBC 12 year Buildmark Choice Warranty
- Balcony





Willow Lodge







# The Apartments

## Willow Lodge



### Plots:

**Ground Floor**  
1D, 4D, 4E

**1st Floor**  
1D, 1C, 4E, 4D

**2nd Floor**  
1D, 1C, 4E, 4D

**3rd Floor**  
1D, 1C, 4E, 4D, 2K, 2L

**4th Floor**  
1D, 1C, 4E, 4D, 2K, 2L

 1D, 1C

 2L, 2K, 4D, 4E



# Plot type - 1D

Plot nos. 5, 11, 17, 23, 29



## Measurements:

### Kitchen/Lounge

23' x 12'6" / 7m x 3.8m

### Bedroom

15'7" x 10'6" / 4.8m x 3.2m

### Bathroom

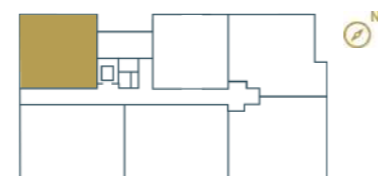
7'1" x 7'6" / 2.2m x 2.3m

**Total:** 50.2 sq<sup>2</sup>m / 541 sq<sup>2</sup>ft

## Floor Location:



Ground Floor



1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floor

23

# Plot type - 1C

Plot nos. 6, 12, 18, 24



## Measurements:

### Kitchen/Lounge

23' x 12'6" / 7m x 3.8m

### Bedroom

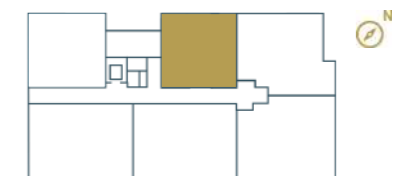
15'4" x 10'7" / 4.7m x 3.2m

### Bathroom

7'1" x 7'6" / 2.2m x 2.3m

**Total:** 50.3 sq<sup>2</sup>m – 542 sq<sup>2</sup>ft

## Floor Location:



1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floor

24



# Plot type - 4E

Plot nos. 1, 7, 13, 19, 25



## Measurements:

**Kitchen/Lounge**  
17'3" x 15'1" / 5.3m x 4.6m

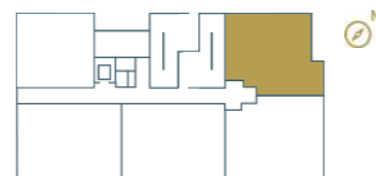
**Bedroom 1**  
16'6" x 9'2" / 5.1m x 2.8m

**Bedroom 2**  
10'2" x 8'8" / 3.1m x 2.7m

**Bathroom**  
6'5" x 7'2" / 2m x 2.2m

**Total:** 60.8 sq<sup>2</sup>m – 655 sq<sup>2</sup>ft

## Floor Location:



Ground Floor



1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floor

25

# Plot type - 4D

Plot nos. 2, 8, 14, 20, 26



## Measurements:

**Kitchen/Lounge**  
17'3" x 15'1" / 5.3m x 4.6m

**Bedroom 1**  
16'6" x 9'2" / 5.1m x 2.8m

**Bedroom 2**  
10'2" x 8'8" / 3.1m x 2.7m

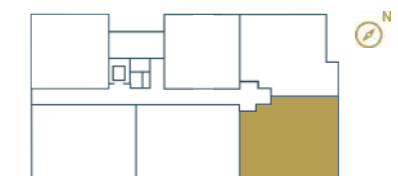
**Bathroom**  
6'5" x 7'2" / 2m x 2.2m

**Total:** 60.8 sq<sup>2</sup>m – 655 sq<sup>2</sup>ft

## Floor Location:



Ground Floor



1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floor

26



# Plot type - 2L

Plot nos. 21, 27



## Measurements:

### Kitchen/Lounge

23'1" x 12'8" / 7.1m x 4m

### Bedroom 1

15'4" x 9'7" / 4.7m x 3m

### Bedroom 2

11'6" x 10'1" / 3.5m x 3.1m

### Bathroom

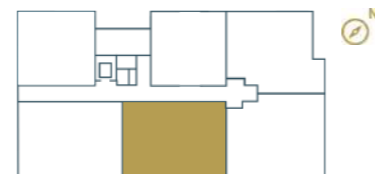
7'4" x 6'5" / 2.3m x 2m

### En-suite

7'4" x 5'4" / 2.3m x 1.6m

**Total:** 70.5 sq<sup>2</sup>m – 758 sq<sup>2</sup>ft

## Floor Location:



3<sup>rd</sup> and 4<sup>th</sup> Floor

27

# Plot type - 2K

Plot nos. 22, 28



## Measurements:

### Kitchen/Lounge

23' x 12'7" / 7m x 3.9m

### Bedroom 1

15'4" x 9'7" / 4.7m x 3m

### Bedroom 2

11'6" x 10'1" / 3.5m x 3.1m

### Bathroom

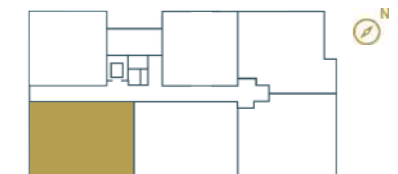
7'4" x 6'5" / 2.3m x 2m

### En-suite

7'4" x 5'4" / 2.3m x 1.6m

**Total:** 70.2 sq<sup>2</sup>m – 756 sq<sup>2</sup>ft

## Floor Location:



3<sup>rd</sup> and 4<sup>th</sup> Floor

28







**Marketed by:**



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