



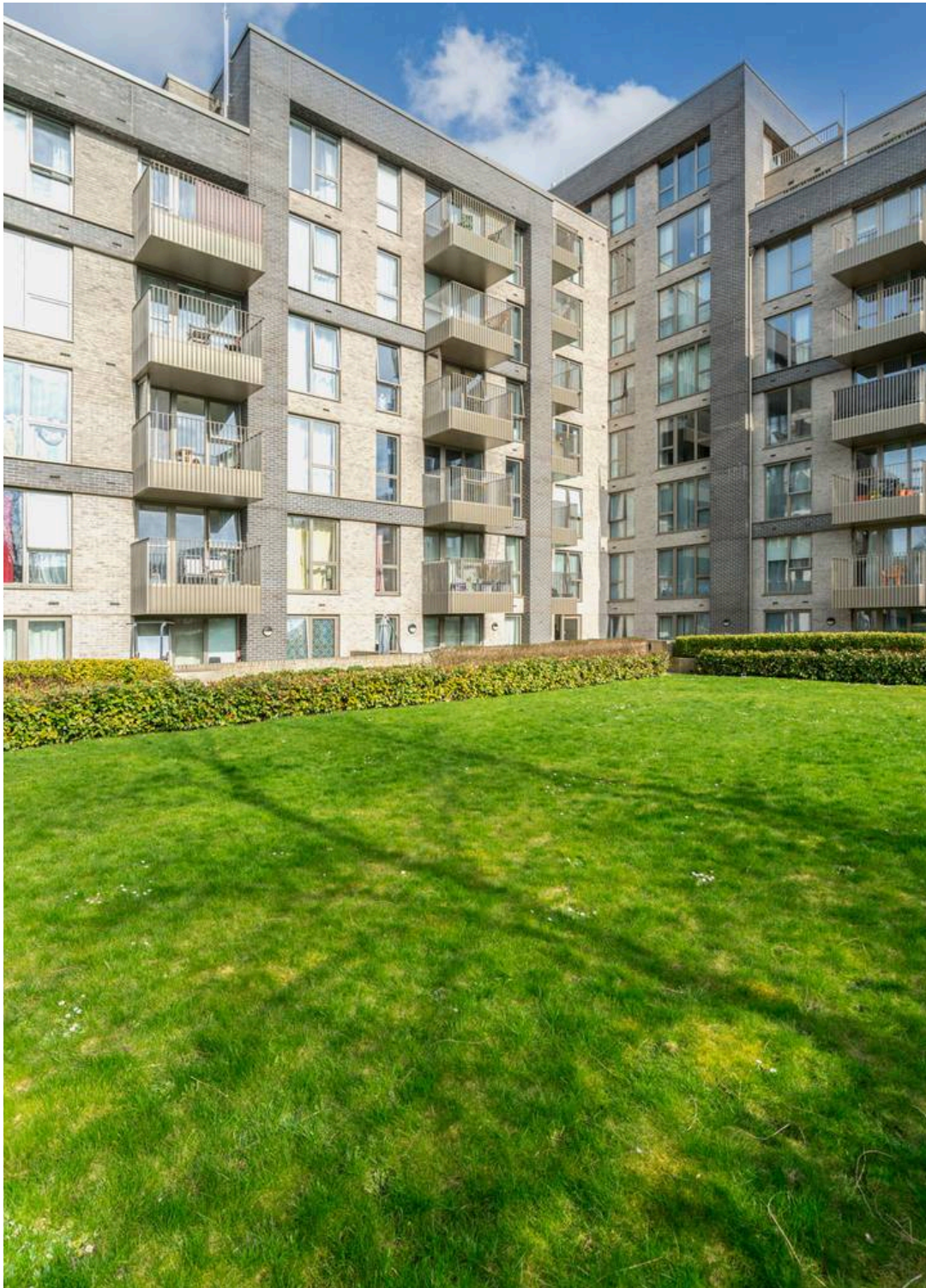
Orchid Court, West Street, Watford

In Excess of £525,000

proffitt  
& holt







## Orchid Court

### Watford

Proffitt & Holt are pleased to present this stylish and spacious three-bedroom ground floor duplex apartment, ideally situated within easy reach of Watford Junction station and the town centre. Offering a contemporary design and well-planned accommodation, this home is perfect for professionals and families seeking comfort and convenience.

Upon entering, you are greeted by a bright and airy entrance hall that leads into the impressive open-plan living, dining, and kitchen area. This fantastic space is designed for modern living, with an extended range of fitted kitchen cabinets providing enhanced storage and functionality, alongside integrated appliances. The ground floor also features a versatile third bedroom, ideal as a home office or additional reception space, as well as a guest WC.

The upper floor comprises two generously sized bedrooms, both accessed from the landing. The principal bedroom benefits from a dedicated dressing area and an en-suite bathroom, while the second bedroom is served by a contemporary family bathroom.

Additional features include a secure video entry system and an allocated underground parking space, ensuring both security and convenience. The property boasts excellent transport links, with Watford Junction offering easy access to London, as well as close proximity to the M1 and M25 motorways. Additionally, Cassiobury Park, one of the area's most popular green spaces, is just a 15-minute walk away.

With its modern design, expanded kitchen storage, and prime location close to transport links and local amenities, this stunning duplex apartment is a must-see. Early viewing is highly recommended!





## Orchid Court

### Watford

The property is situated just a short walk to Watford Town Centre and Watford Metropolitan Line tube station, the 'Green Flag' award-winning Cassiobury Park, and Watford Grammar Schools. Watford town centre provides excellent shopping, leisure, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, Cineworld Cinema (with IMAX), The Palace Theatre, and a variety of restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

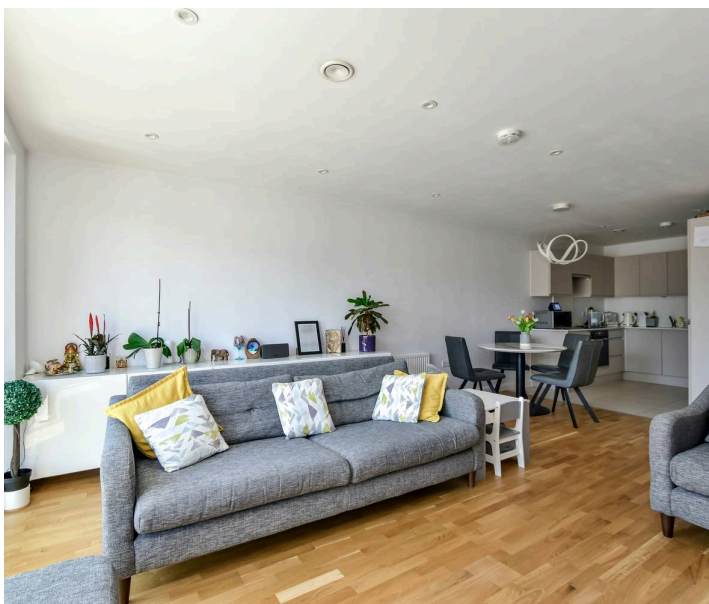
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Ground Floor Apartment
- Allocated Underground Parking
- Accommodation Over Two Floors
- Close to Watford Junction Mainline Station
- Communal Gardens
- Modern and Stylish Throughout
- Quick and Easy Access to London Euston
- Close proximity to M1 and M25 Motorways





**For broadband and mobile speeds see:**

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

## **General Information**

### **Services**

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

### **Fixtures and Fittings**

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





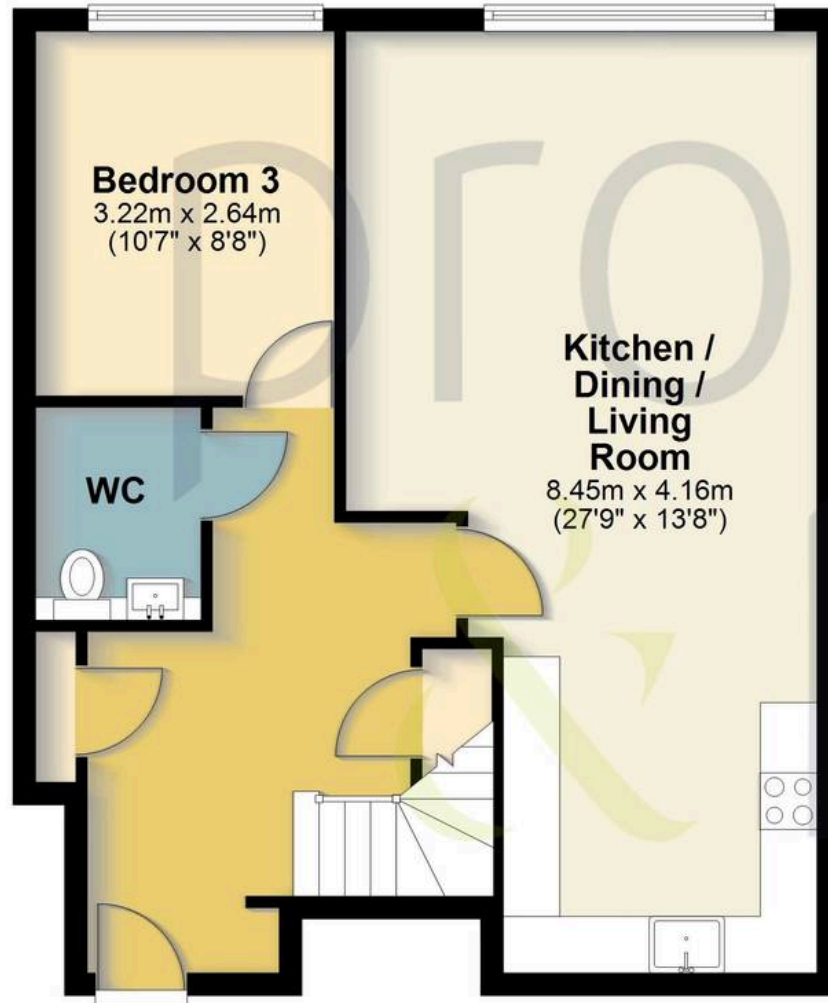






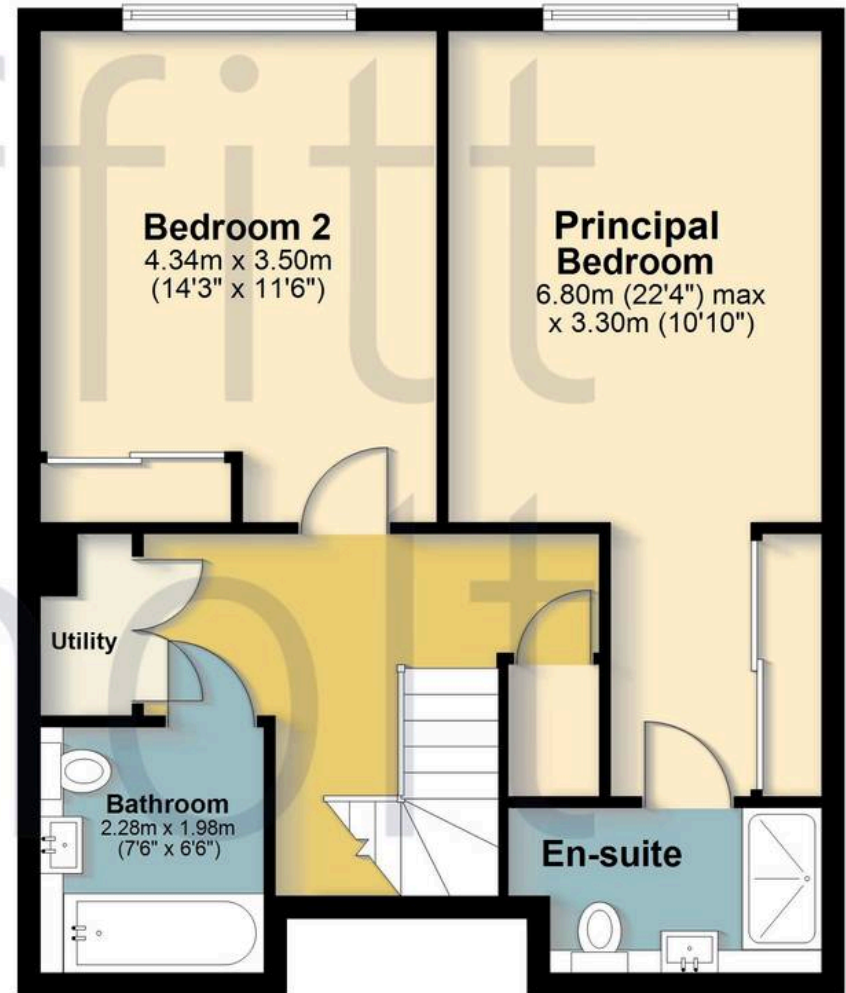
## Ground Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



## First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



Total area: approx. 111.8 sq. metres (1203.0 sq. feet)

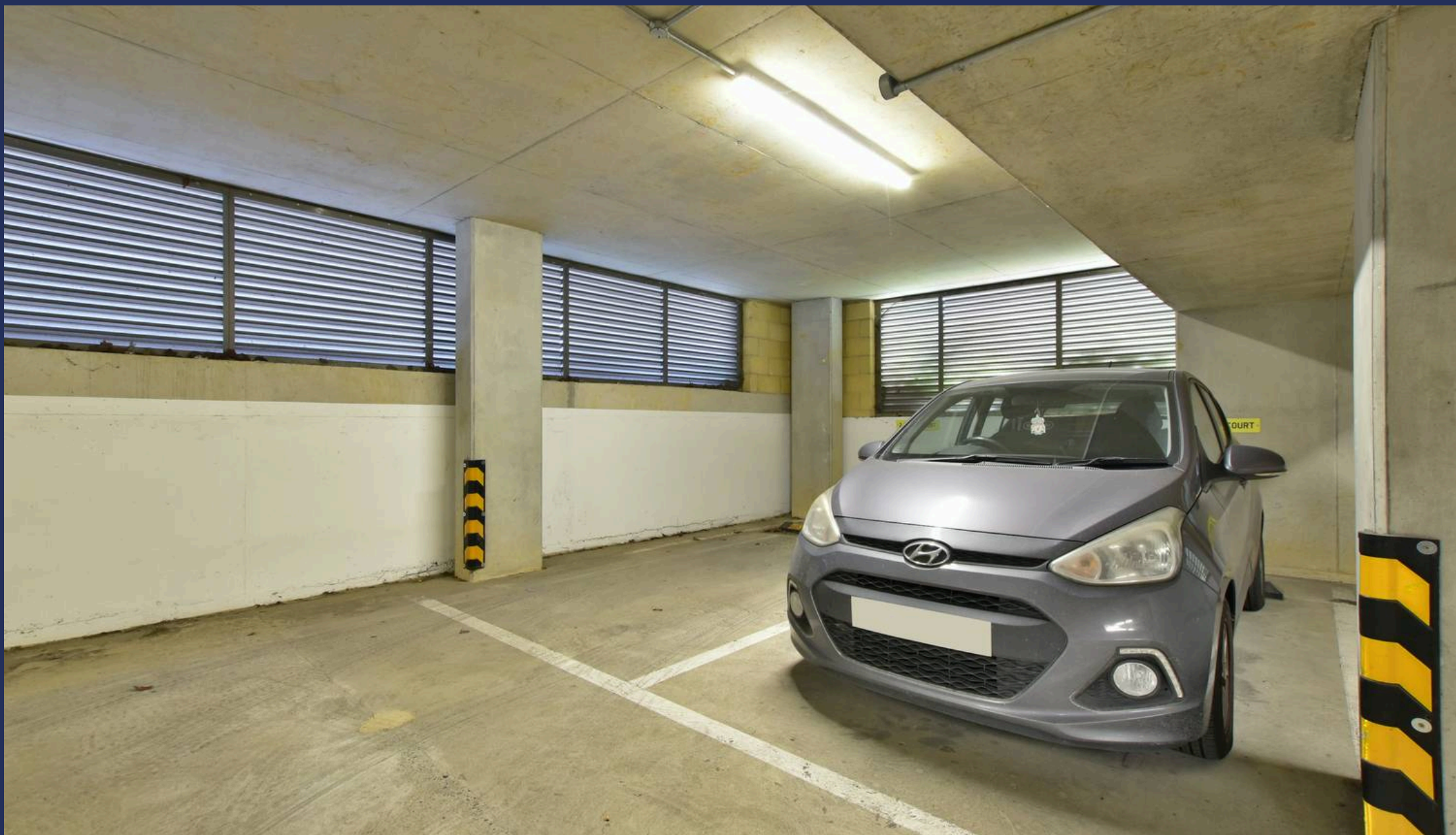
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.







## Proffitt & Holt – Watford

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