



Orchid Court, 1 West Street  
£470,000

proffitt  
& holt







## Orchid Court, West Street

### Watford

"Proffitt & Holt are pleased to bring to market this modern and well-presented ground floor duplex flat, perfectly situated close to Watford Junction mainline station and Watford town centre. This contemporary three-bedroom property offers spacious and versatile living accommodation, ideal for professionals and families alike.

Upon entering the flat, you are greeted by a welcoming entrance hall, which leads to the generously sized open-plan lounge/kitchen/dining room. This stylish and functional space is perfect for entertaining and everyday living. The kitchen is well equipped with modern appliances and ample storage, seamlessly blending with the dining and lounge areas to create a cohesive living environment. The ground floor also features a convenient downstairs WC, located off the entrance hall. Additionally, there is a spacious bedroom on this level, offering flexibility for use as a guest room, home office, or additional living space.

Upstairs, the property boasts two further bedrooms, both accessed from the landing. The master bedroom benefits from an en-suite bathroom, providing privacy and comfort. A second well-appointed bathroom serves the remaining bedroom, ensuring convenience for all residents. Security is a priority, with a video entry-phone system in place, offering peace of mind.

The property also includes underground parking, providing secure and easy access for residents. This stunning duplex flat combines modern living with a prime location, making it an excellent choice for those looking to enjoy the best of Watford's amenities and transport links. Don't miss the opportunity to make this exceptional property your new home.

EPC - Energy Efficiency Rating: B

Council Tax Band: E

Watford Borough Council





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### Watford

The property is ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. 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.



- Underground Parking
- Video Entryphone System
- En-suite Master Bedroom
- Open Plan Lounge/Kitchen/Dining
- Two Bathrooms and Downstairs WC
- Close to Watford Junction
- Modern Ground Floor Duplex





***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.

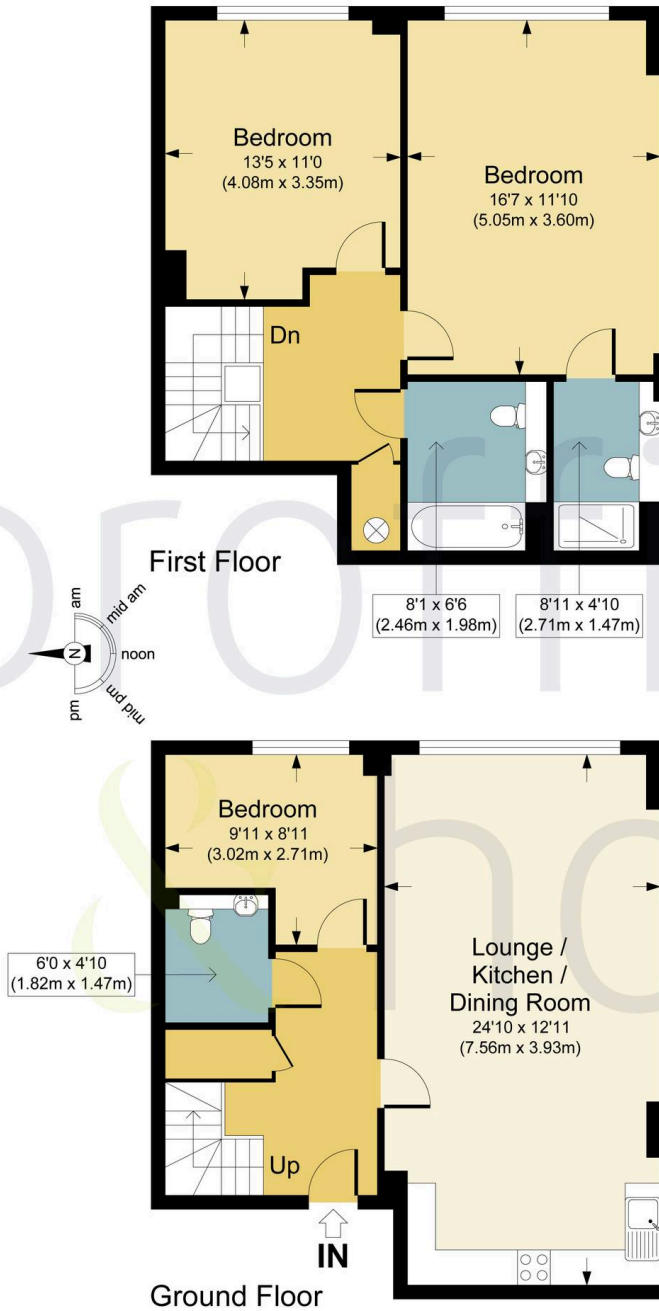
### **Fixtures and Fittings**

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









ORCHID COURT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1063.36 SQ FT / 98.79 SQ M.  
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## Proffitt & Holt – Watford

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