



Flanders Court, 12-14 St. Albans Road, Watford

In Excess of £240,000

proffitt
& holt





Flanders Court, 12-14 St. Albans Road

Watford

Proffitt & holt are pleased to bring to market this modern larger than average one-bedroom flat offered with no upper chain in a central location, with secure parking. The layout includes a hallway with storage and door leading into the spacious open plan living and kitchen area, all enhanced by sleek wooden flooring, contemporary kitchen units, and integrated appliances. The neutral décor throughout provides a bright and inviting atmosphere, while the bedroom features soft-toned walls and carpeting for added comfort. A stylish bathroom boasts a bath with shower over plus glass screen, modern fixtures, and chic tiled walls, delivering an ideal blend of function and design.

Additional features include communal gardens, an efficient intercom system for added security, and built-in shelving for convenient storage. The wooden flooring to the hallway and living/kitchen space plus modern doors add a touch of elegance, while the living space offers flexibility for personalisation, including a mounted wall bracket for easy TV installation. The flat's central location ensures convenient access to urban amenities, making it an excellent choice for those seeking contemporary living.

With its combination of modern fixtures, and ample storage, this property is perfectly suited to professionals and couples looking for style and convenience in a vibrant setting.





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The property is situated in Watford town centre and is just a short walk of the Watford High Street (London Lioness Line) train station, The Pumpshouse Theatre, Watford Museum and other shopping facilities and amenities all of which are accessed from the Lower High Street. Further transport links include the Watford Metropolitan Line station, Watford Junction mainline station and bus terminus both approximately 15 minutes' walk from Watford town centre. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford town centre provides excellent shopping and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace theatre, Watford Colosseum, and numerous restaurants.

Council Tax Band: C - Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Central Location
- Open Plan Living / Kitchen Area
- Wooden Flooring
- Modern Kitchen Units
- Integrated Appliances
- Modern Bathroom and Modern Fixtures
- Secure Intercom System
- No Upper Chain





For broadband and mobile speeds see:

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

General Information

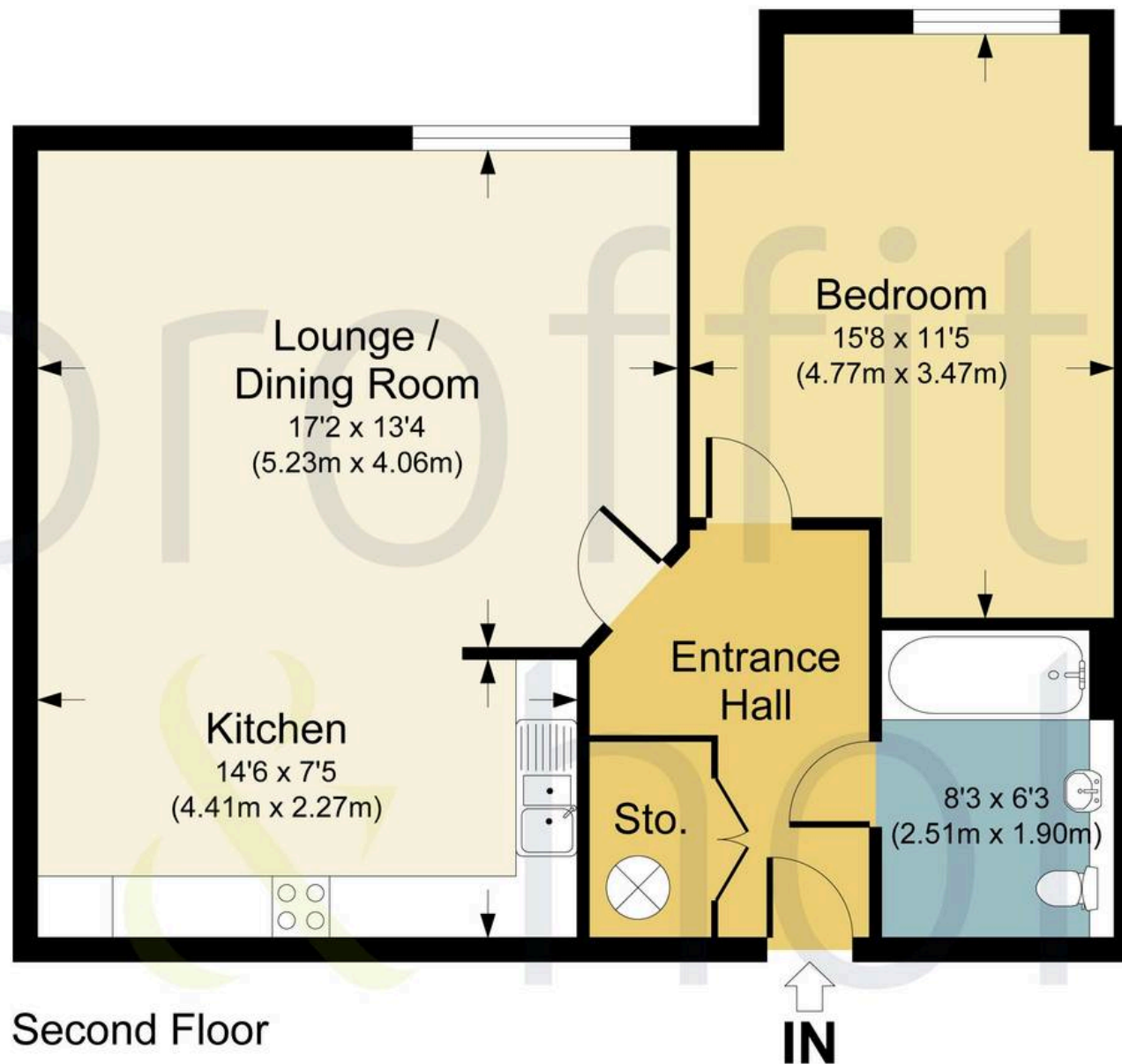
Services

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.



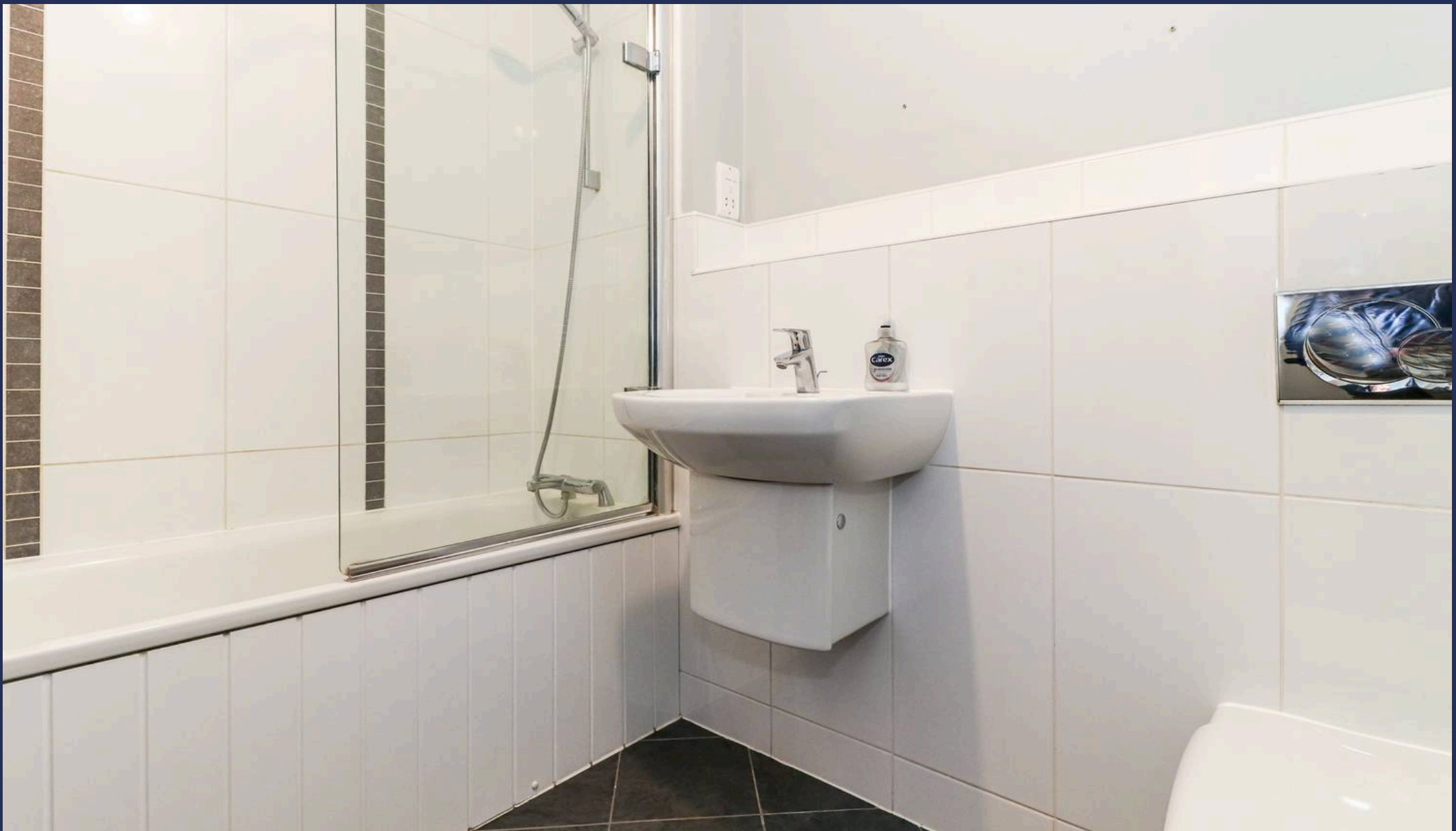


FLANDERS COURT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 634.64 SQ FT / 58.96 SQ M.

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Proffitt & Holt – Watford

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