



Apartment 17, Junction Court, 9 Station Road, Watford, WD17 1AP  
Guide price: £450,000 Leasehold

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# About the property

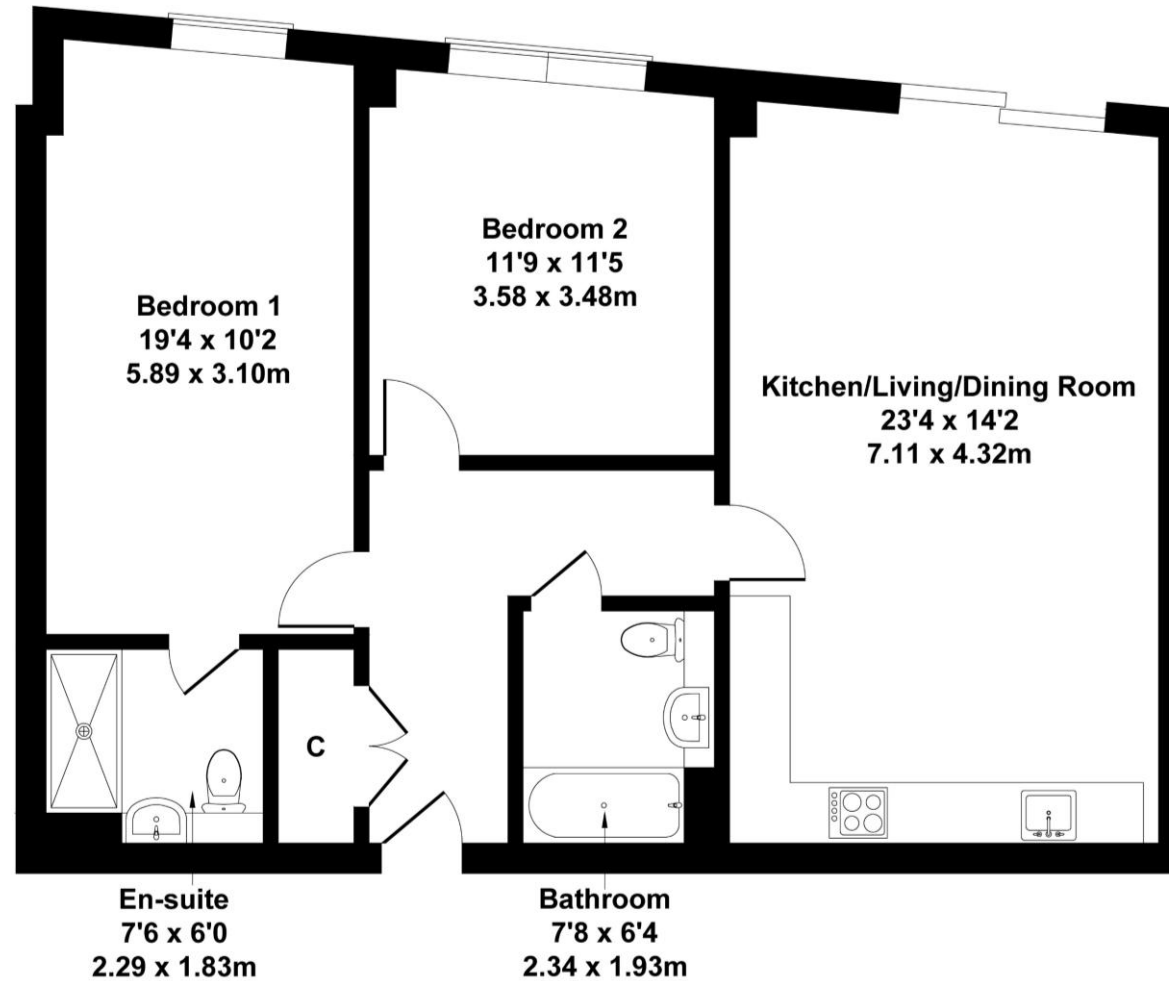
This two bedroom fifth floor apartment is within an exclusive collection of brand-new, high-specification apartments located directly opposite Watford Junction station, offering exceptional convenience for commuters. These modern homes feature stylish interiors, premium finishes, and integrated appliances, designed to meet the highest standards of contemporary living. Residents can enjoy a stunning communal roof terrace, perfect for relaxation and socialising while taking in panoramic views.

With London Euston just 15 minutes away by train, and a wealth of local amenities nearby, these apartments provide the ideal blend of urban connectivity and sophisticated lifestyle.



- Ideally located opposite Watford Junction Station
- Brand new apartment finished to a high specification throughout
- Lift access to all floors
- Large communal roof terrace with panoramic views
- 10-year new build warranty for peace of mind
- Underfloor heating for enhanced comfort

Approximate Gross Internal Area  
914 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2024  
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To view this property, contact us on-

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## Area Information

Watford is a thriving town in Hertfordshire, popular for its excellent transport links, vibrant amenities, and green spaces. Just 17 miles from Central London, Watford offers quick access to the capital via Watford Junction station, with trains to London Euston in just 15-20 minutes. This development is conveniently located just opposite the entrance to the station.

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis, cricket and many leisure and health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions and a nature reserve.

**Local Authority:** Watford Borough Council

**Approximate floor area:** 914 sq ft

**Tenure:** Leasehold

**Lease length:** 125 years

**Service charge:** Approximately £2 psft per annum exclusive

**Nearest Station:** 377 ft to Watford Junction Station

**Distance to Town Centre:** 0.5 miles to Watford

**Nearest Motorway:** 2 miles to M1



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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