



14, Herga Court, Stratford Road, Watford, WD17 4PA

Offers in excess of £400,000 Leasehold

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About the property

This stunning three-bedroom top-floor apartment is perfectly situated in the heart of Watford Town Centre, offering the ultimate combination of modern living and convenience.

The property features a beautifully spacious living room with ample space for a dining area and direct access to a private balcony—perfect for relaxing. The sleek, fully integrated kitchen has been recently installed within the past year, providing a functional space for everyday cooking. The contemporary family bathroom has also been newly renovated, showcasing an on-trend design.

The principal bedroom is generously sized, offering plenty of room for wardrobes and enjoying views over the balcony. Two further bedrooms are also well-proportioned, both overlooking the peaceful green space at the rear of the development—ideal for families or those seeking versatile home office or guest room options. This beautifully presented home would make a fantastic family residence or investment opportunity.

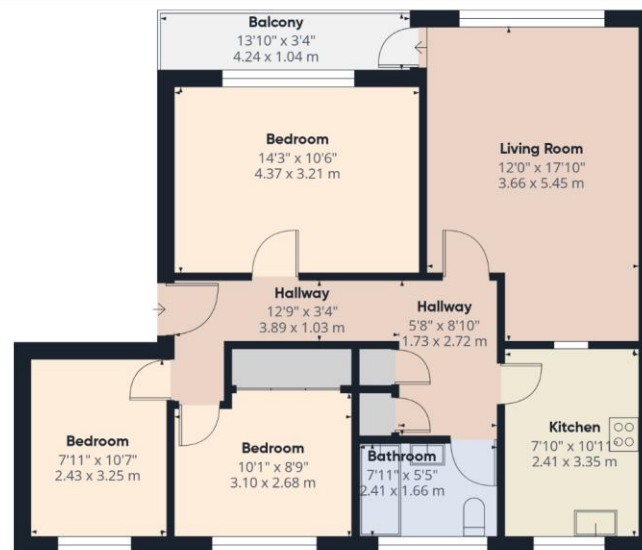
Early viewing is highly recommended to truly appreciate all that this exceptional property has to offer.



- Three bedrooms
- Top floor apartment
- Well-presented throughout
- Permit parking available
- Town centre location
- Walking distance to Watford Junction Station



Floor 0



Floor 1

Approximate total area⁽¹⁾

939 ft²

87.3 m²

Balconies and terraces

46 ft²

4.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area.

Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: Band D

Approximate Floor Area: 939 sq ft

Current Service Charge:

Lease Length:

Nearest Station: 0.5 miles to Watford Junction Station

Distance to Town Centre: 1 mile to Watford Town Centre

Nearest Motorway: 1.8 miles to M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

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