

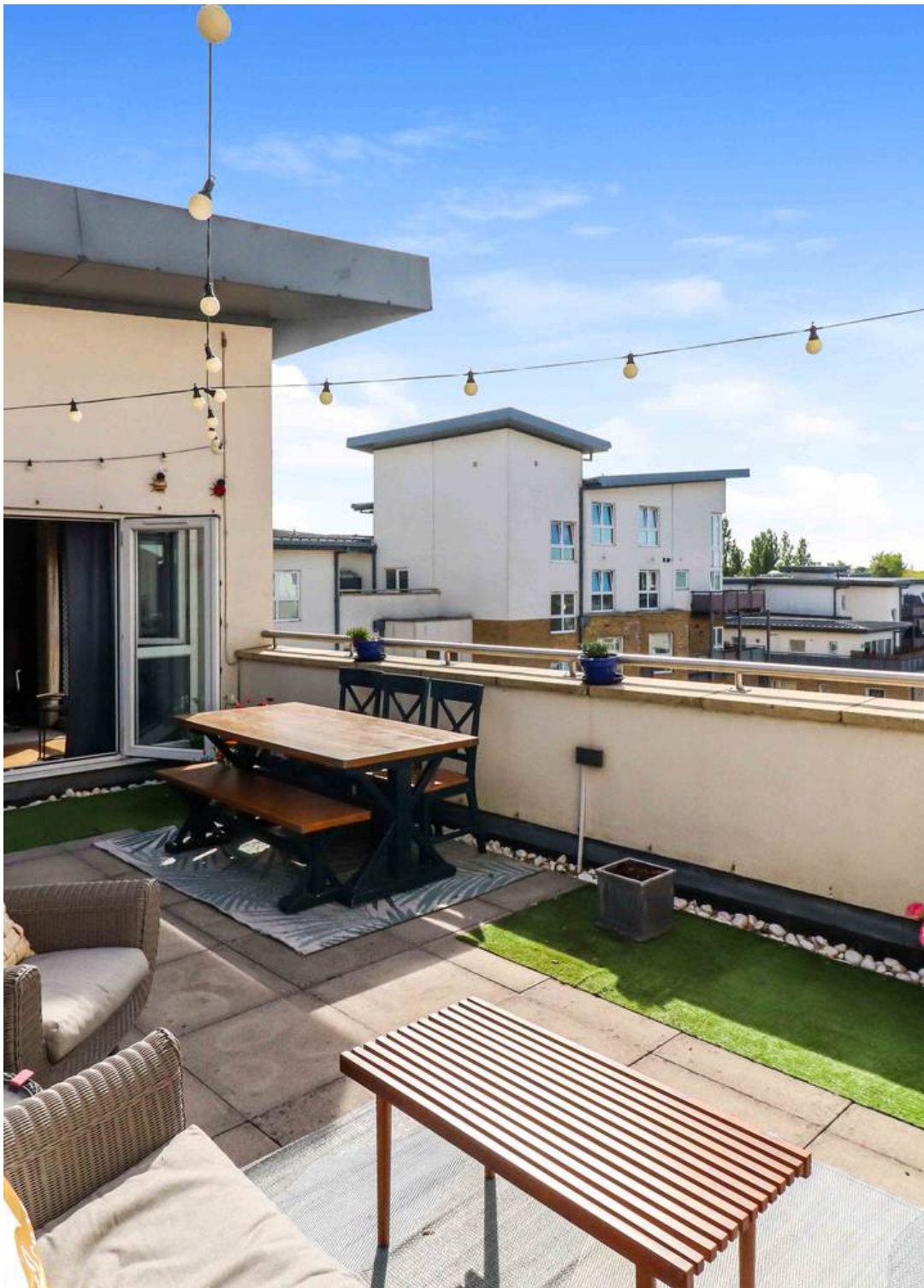


Catalonia Apts, Metropolitan Station Approach, Watford

Guide Price £485,000

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Catalonia Apartments

Metropolitan Station Approach, Watford

A stunning three-bedroom duplex apartment offering stylish and exceptionally well-presented accommodation arranged over two floors, with a private roof terrace, balcony and two allocated parking spaces. Ideally located close to Watford Metropolitan Line Station and within easy reach of Watford Grammar School for Boys. The property opens into a welcoming entrance hall, with a useful guest cloakroom, which leads through to the impressive open-plan kitchen and living room. The kitchen has been finished to a high standard, combining a modern and elegant design with excellent storage, including a useful pantry cupboard. The bright and spacious living area benefits from direct access to a private balcony, creating an excellent space for relaxing or entertaining. Also situated on this entrance level are two bedrooms, including the principal bedroom which features a dressing area and a stylish en suite shower room. The third bedroom is also well-proportioned and currently forms part of the accommodation on this level. Upstairs, a large landing area provides a versatile additional space which could be used as a home office, study or secondary living area. From here, there is direct access to the impressive private roof terrace, providing a substantial outdoor space and a particularly desirable feature of the property. The second bedroom is also located on this floor and benefits from its own en suite shower room. The apartment has been stylishly decorated throughout and offers a contemporary yet comfortable finish, with the versatile layout making it equally well suited to modern family living or entertaining. The development itself offers a range of excellent resident facilities, including a swimming pool, gym and sauna, together with a concierge service and lift access. The property also benefits from two allocated parking spaces, a guest permit and guest parking. Located within easy reach of Watford town centre, Watford Metropolitan Line Station and Watford Grammar School for Boys, this is a superb apartment combining spacious duplex accommodation, high-quality presentation, excellent resident amenities and generous outdoor space.

Sold by Proffitt & Holt.



Catalonia Apartments

Metropolitan Station Approach, Watford

The property is located with Cassio Metro, situated in a convenient area within close proximity of Watford Metropolitan Line station, and within a quarter-of-a-mile of the Green Flag award-winning Cassiobury Park with its 100 acres of parkland and access to the Grand Union Canal. Watford Town Centre, with its excellent shopping, transport, and entertainment facilities, is situated within approximately one mile distance, and Watford Junction mainline station is of a similar distance.

- Three double bedrooms
- Duplex apartment
- Private roof terrace
- Private balcony
- Open-plan kitchen/living
- Two en suite bedrooms
- Residents' swimming pool and steam room
- Residents' gym & dance studio
- Lift access
- Two allocated parking spaces, a guest permit and guest parking





General Information



EPC – Energy Efficiency Rating: B

EPC – Environmental Impact Rating: B

Council Tax Band: F

Tenure: Leasehold

Services

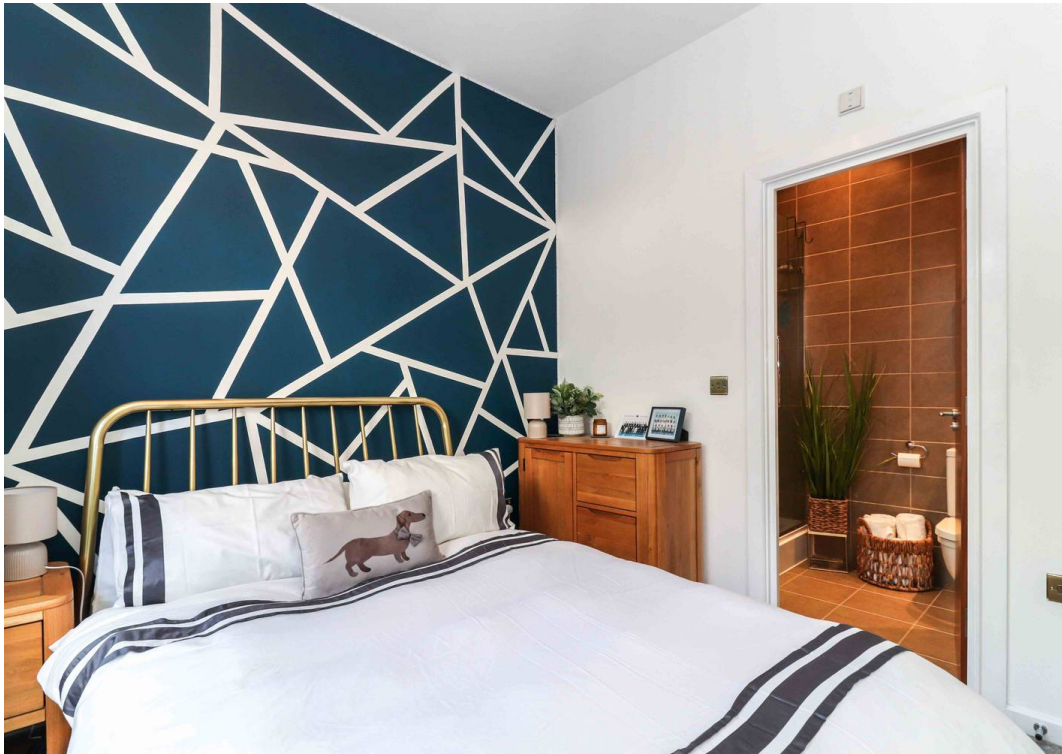
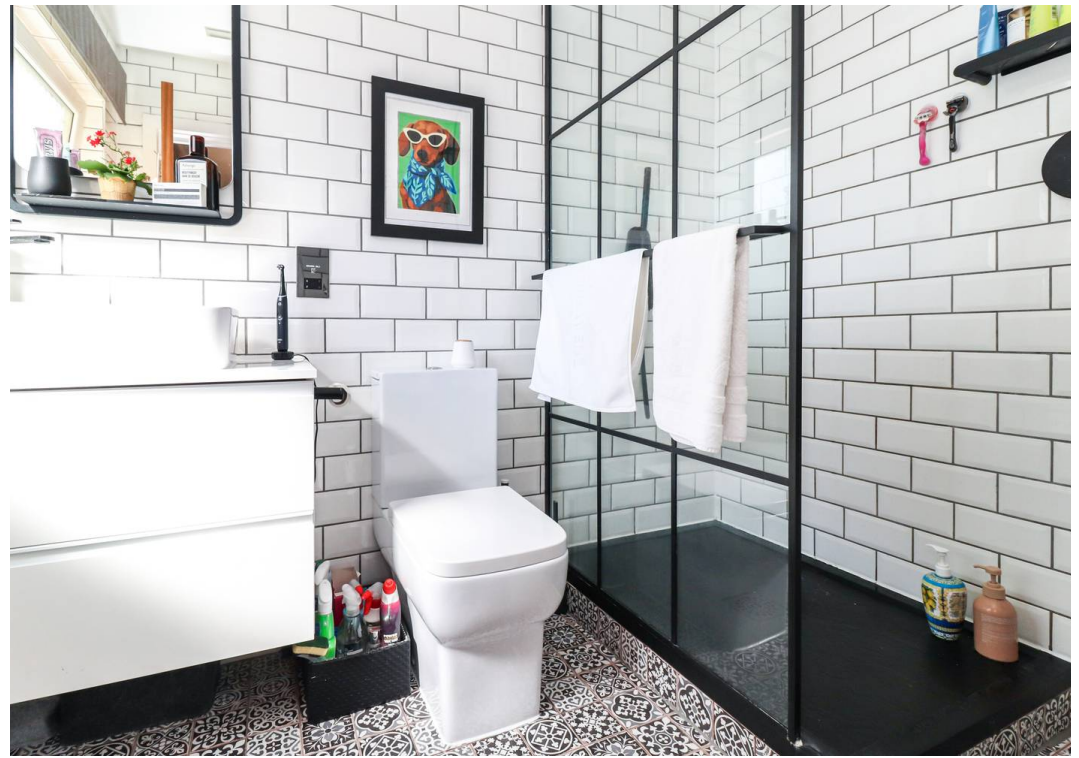
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

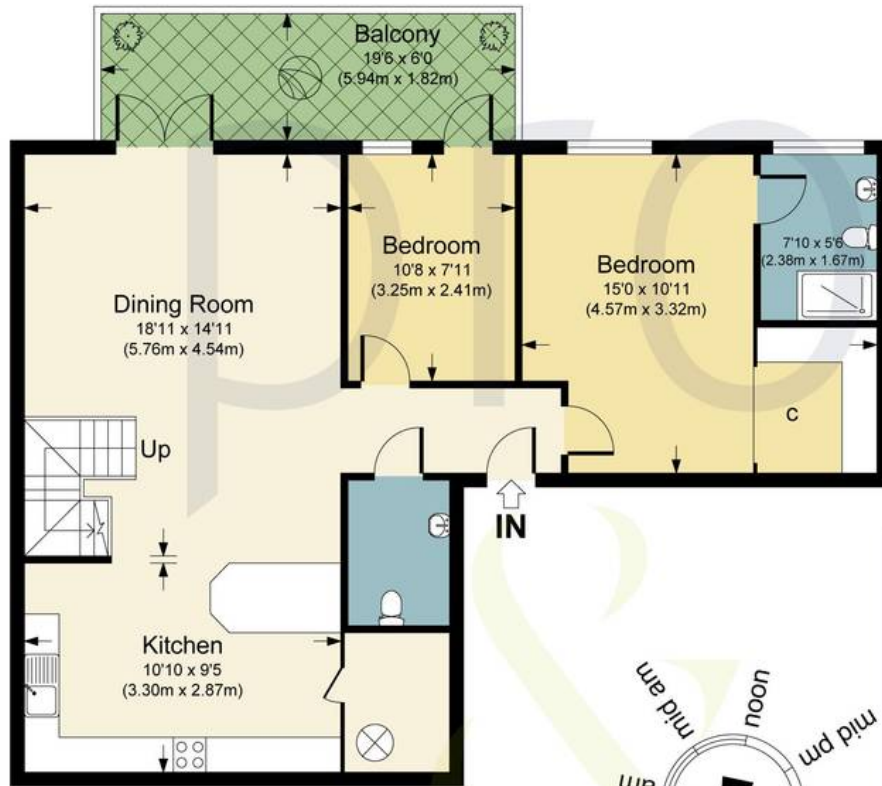
For broadband and mobile speeds see:

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

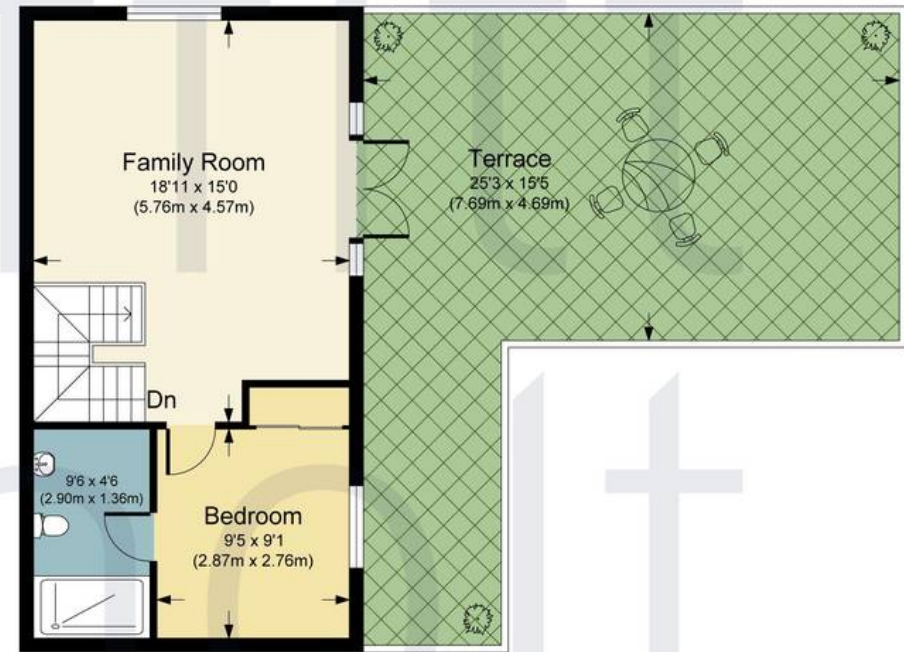
Fixtures and Fittings

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





Ground Floor



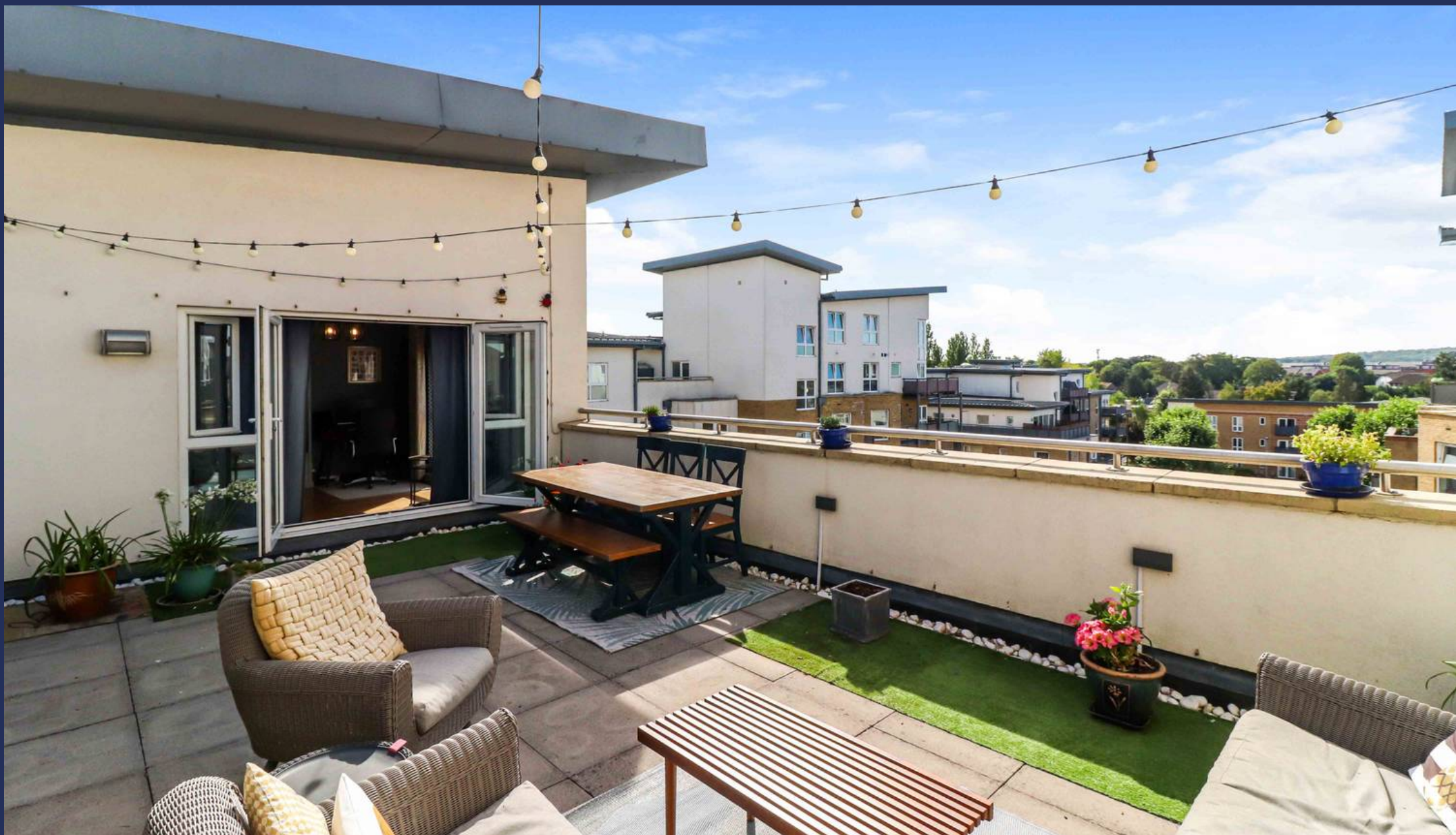
First Floor

CATALONIA APARTMENTS

APPROX. GROSS INTERNAL FLOOR AREA 1315.35 SQ FT / 122.20 SQ M.

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Proffitt & Holt – Watford

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