



Flat 1 James Yard, 179b Queens Road, Watford,
WD17 2QH

Offers Over £325,000 Leasehold



The property

This ground floor, two bedroom apartment offers a modern open-plan living experience and is perfectly positioned for convenient transport links, being just a five minute walk from Watford Junction Station. Situated in an excellent location, this property is ideal for those seeking an accessible and contemporary home.

The apartment features a bright and welcoming open plan kitchen and living area, providing a versatile space for relaxation and entertaining. Both bedrooms are well proportioned, with the main bedroom benefiting from an ensuite bathroom. A second bathroom serves the additional bedroom and guests, ensuring comfort and convenience. Enjoy direct access to your own private patio area, offering a pleasant outdoor space for enjoying a morning coffee or an evening unwind. With a valid ICW warranty, this property offers peace of mind.



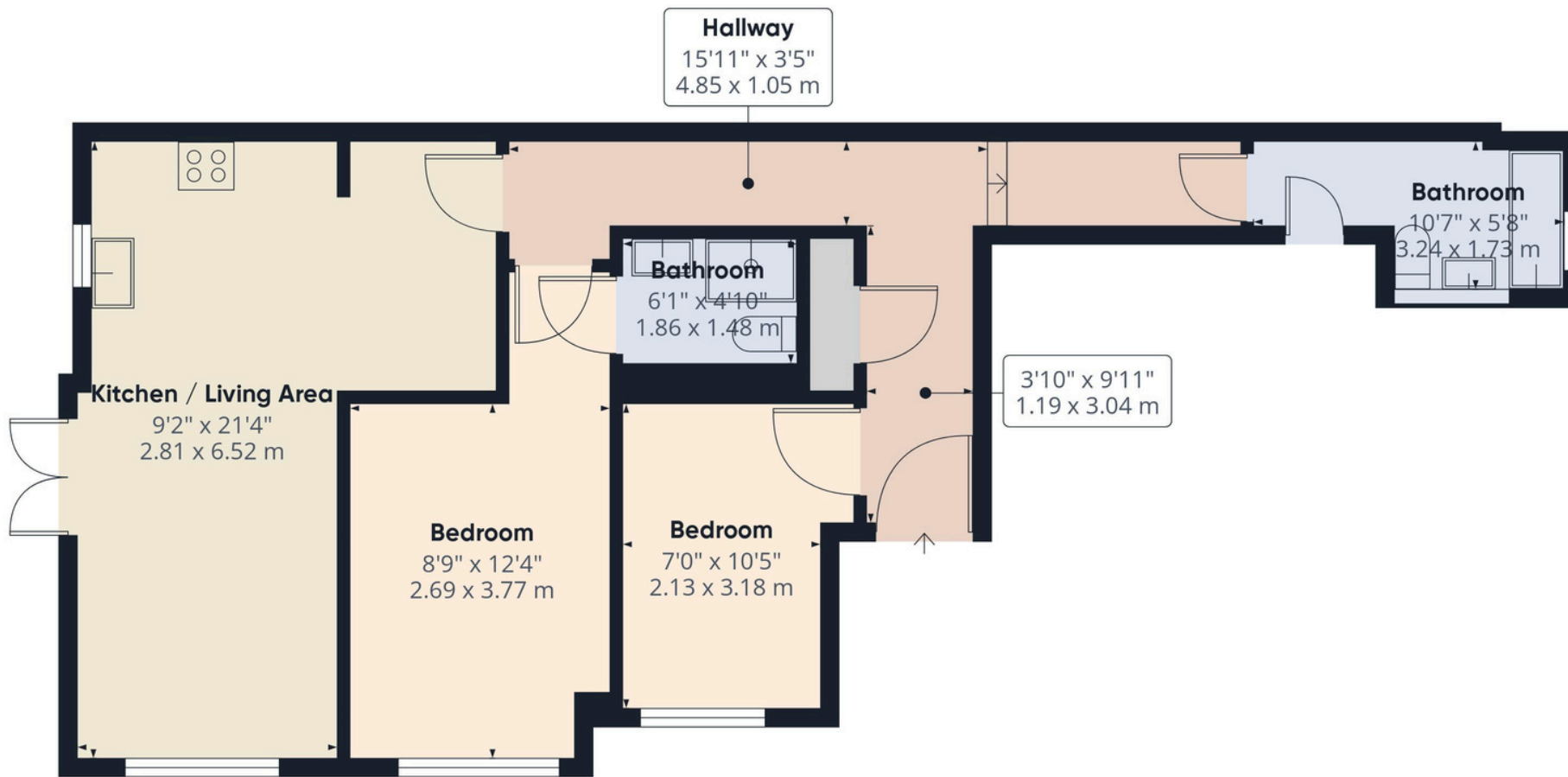
Key Features

- Ground floor two bedroom apartment
- Private patio area
- Open plan kitchen/living area
- Ensuite bathroom
- 5 minute walk to Watford Junction Station
- Valid ICW warranty





Floorplan



Approximate total area⁽¹⁾
666 ft²
61.8 m²

(1) Excluding balconies and terraces

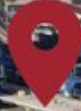
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Watford Junction
5 minute walk



M1
5 minute drive



James Yard



Watford General Hospital
8 minute drive



Watford Shopping Centre
10 minute walk



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 beautiful countryside with many locations to enjoy walking and cycling. A particular highlight is Cassiobury Park, one of the largest public parks in Hertfordshire, offering over 190 acres of green space, woodland trails, children's play areas, a miniature railway and open fields perfect for sports, picnics, and outdoor activities.

There is also a variety of other leisure facilities including golf, football, tennis and cricket. Many leisure and health clubs are 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.

Education in Watford is highly regarded, with schools such as Watford Grammar School for Boys and Watford Grammar School for Girls enjoying excellent reputations. Both schools consistently achieve strong academic results and offer a wide range of extracurricular opportunities, making them highly sought after by families in the area.

- 0.2 miles to Watford Junction Station
- 0.4 miles to Watford Town Centre
- Nearest Motorway: 1.7 miles to M1
- Local Authority: Watford Borough Council
- Council Tax: D
- Approximate floor area: 666 sq ft
- Tenure: Leasehold (121 years remaining)
- Service charge: £1,460 per annum
- Ground rent: £0/peppercorn

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; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



sewell &
gardner

Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com