



Catalonia Apartments, Metropolitan Station
Approach, Watford, WD18 7BN

Guide Price £375,000 Leasehold



The property

A beautifully presented two-bedroom, two-bathroom apartment set within the sought-after Catalonia Apartments development.

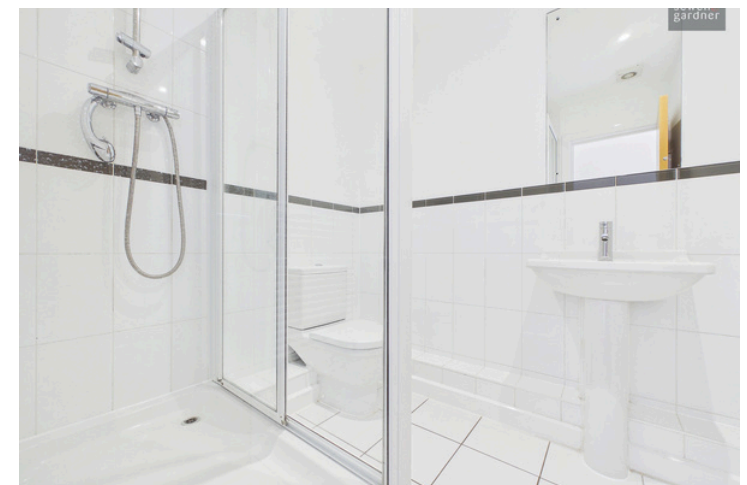
This home welcomes you with a spacious entry hallway, setting the tone for the well-designed accommodation throughout. The heart of the apartment is the impressive open-plan kitchen and living area, creating a highly functional and sociable space. The contemporary kitchen features fully integrated appliances, while the living area is bright and airy, with direct access to a private wrap-around balcony—perfect for relaxing or entertaining.

The principal bedroom is generously sized, filled with natural light, and benefits from a sleek en-suite shower room. The second bedroom is well-appointed and conveniently located next to the stylish family bathroom. Both bathrooms are modern in design and presented to a high standard.

Residents of Catalonia Apartments enjoy excellent on-site amenities, including concierge services and access to a swimming pool.

Ideally located, the property is just a short walk from both Watford Metropolitan Line Station and the green open spaces of Cassiobury Park.

Select images have been virtually staged for illustration purposes only



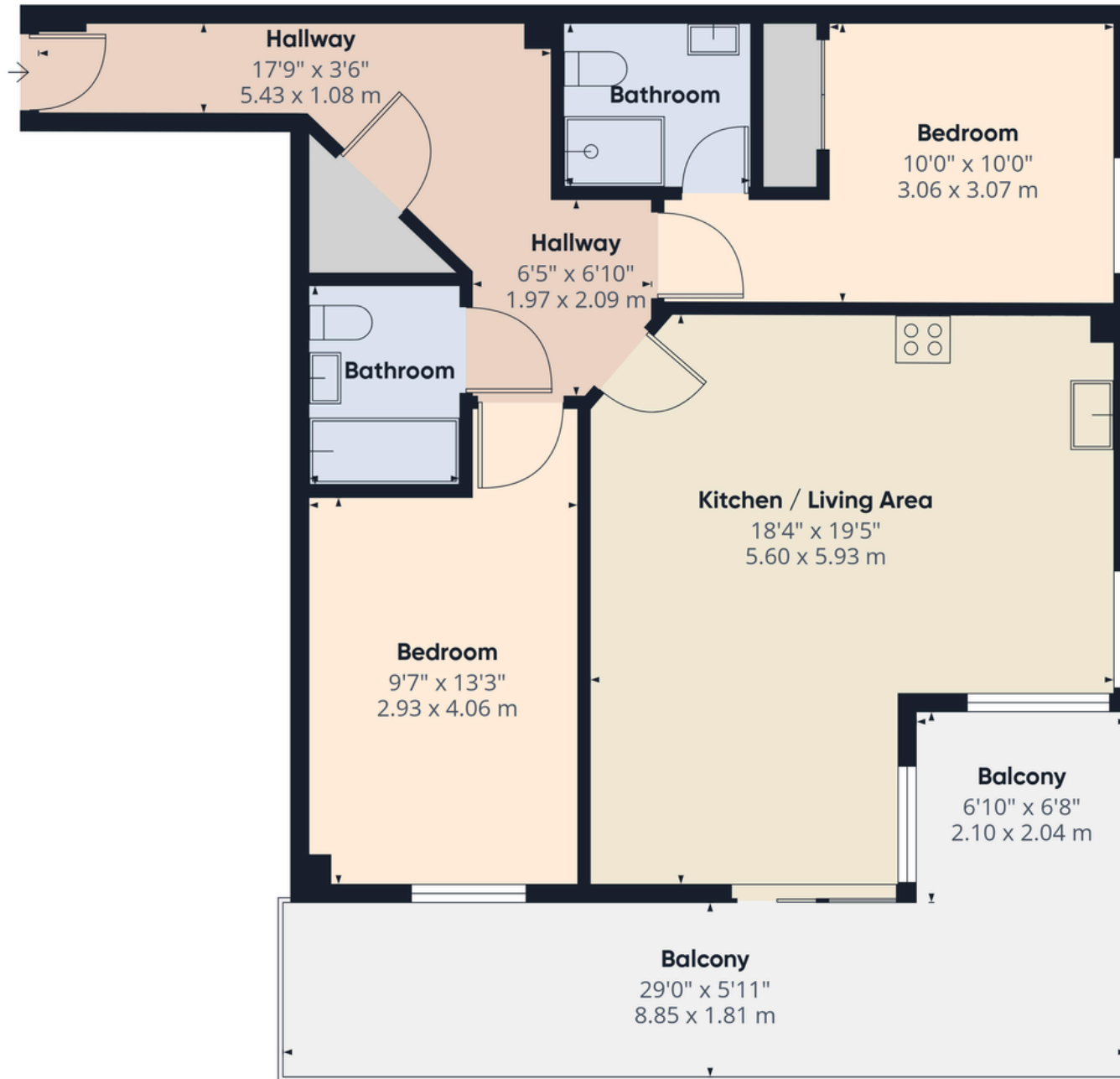


Key Features

- Two bedroom apartment
- Located in the sought-after Catalonia Apartments development
- Impressive open-plan kitchen and living area
- Bright and airy living space with excellent natural light
- Generously sized principal bedroom with en-suite shower room
- Modern family bathroom
- Residents' amenities including leisure complex and concierge services
- Desirable location near Watford Metropolitan Line Station and Cassiobury Park
- 0.3 miles to Watford Boys Grammar School
- Allocated parking space



Floorplan




Approximate total area⁽¹⁾
813 ft²
75.5 m²

Balconies and terraces
217 ft²
20.2 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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Cassiobury Park

Watford Metropolitan
Line Station

Catalonia Apartments

Boundary







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 Met Line Station
- 1.4 miles to Watford Town Centre
- Nearest Motorway: 3 miles to M25

Local Authority: Watford Borough Council

Council Tax: D

Approximate floor area: 813 sq ft

Tenure: Leasehold (102 years remaining)

Annual Service Charge: £3,560.20

Annual Ground Rent: £275.00

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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