



Junction Court, 9 Station Road, Watford, WD17 1AP

1-3 bedroom apartments ranging between £315,000 - £535,000 Leasehold



WENTWORTH COURT

BUS LANE

TURN LEFT

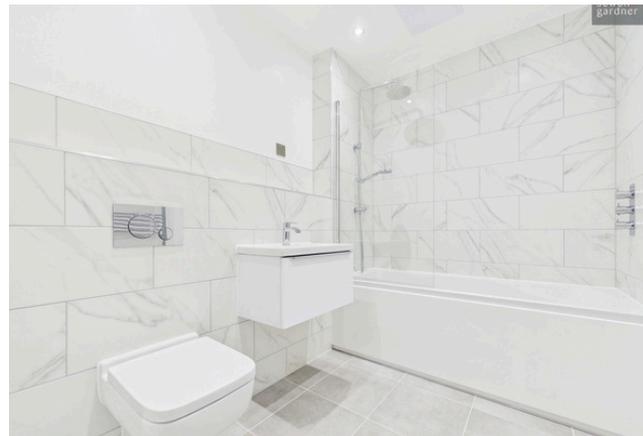
Development

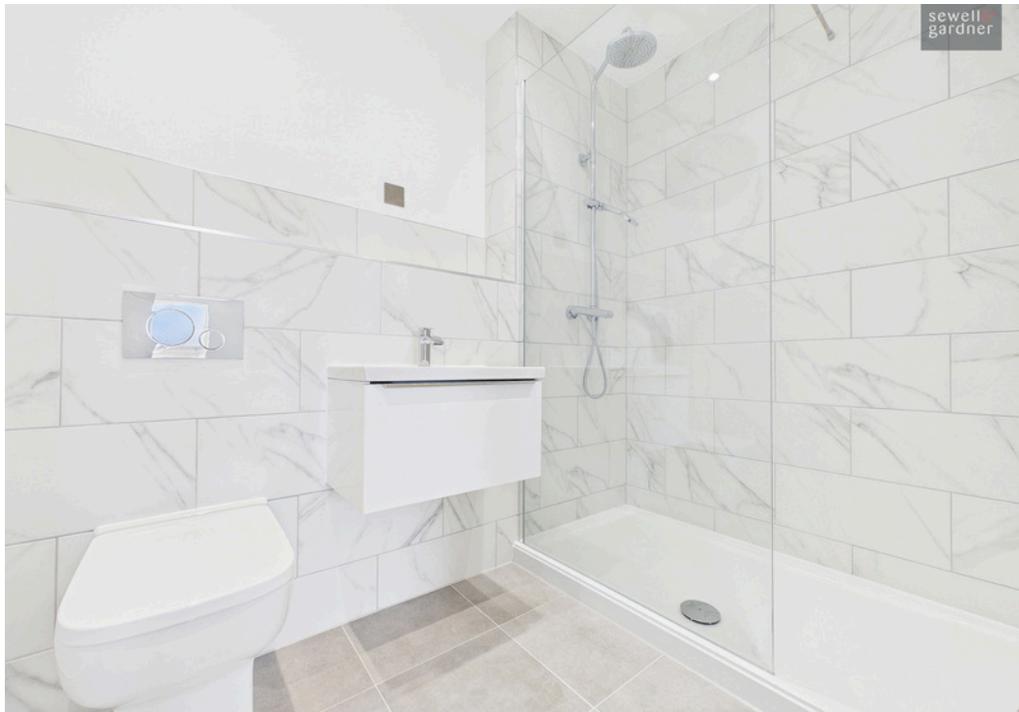
These apartments form part of an exclusive collection of brand-new, high-specification homes located directly opposite Watford Junction station, offering outstanding convenience for commuters.

Each apartment boasts sleek, contemporary interiors, premium finishes, and fully integrated appliances, thoughtfully designed to meet the demands of modern living.

Residents can also enjoy a beautifully designed communal roof terrace—ideal for relaxing or socialising while taking in far-reaching panoramic views.

With London Euston reachable in just 15 minutes by train and a wide range of local amenities on the doorstep, these apartments deliver the perfect balance of connectivity, comfort, and sophisticated urban living.





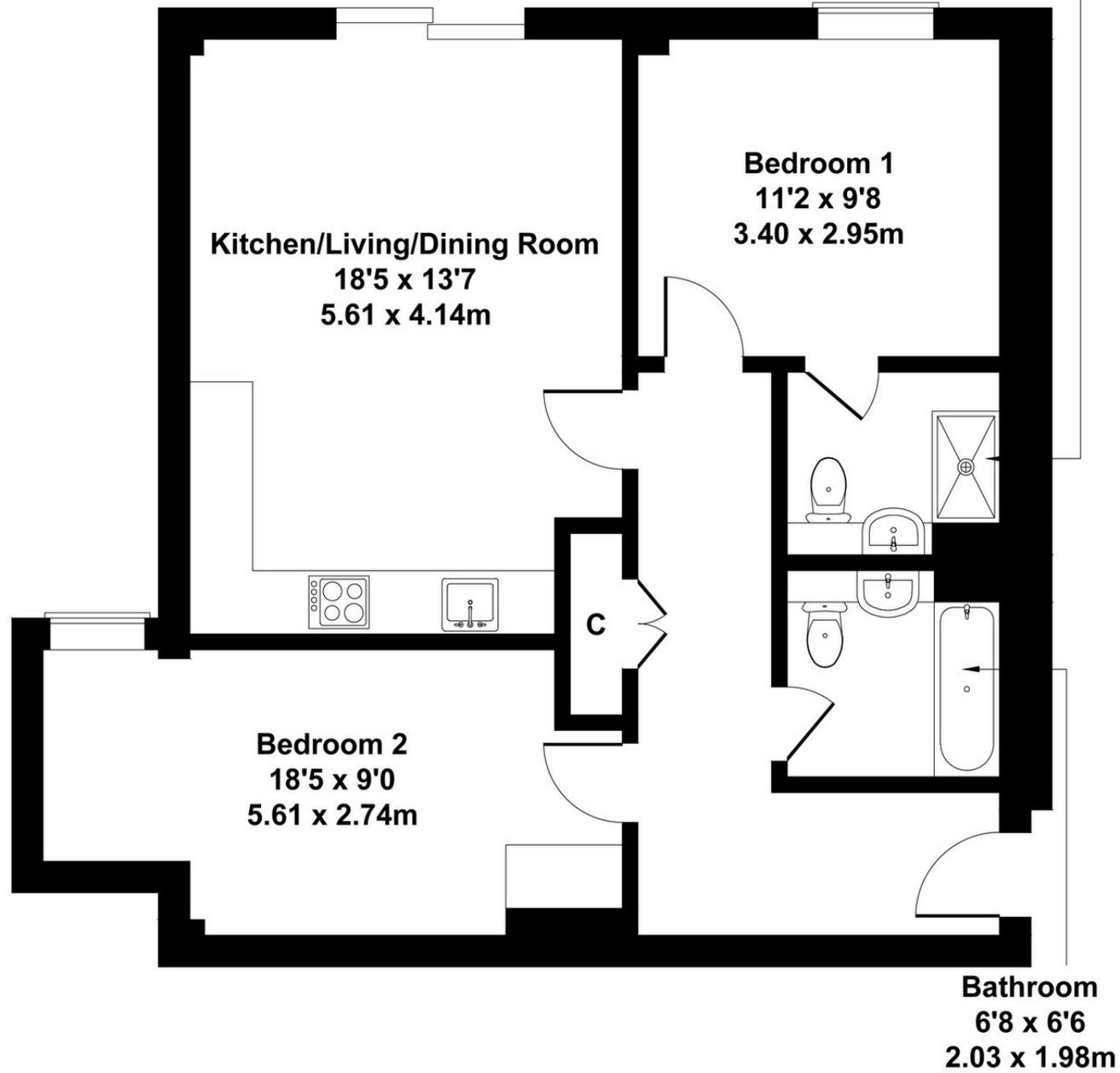
Key Features

- Impressive 1-3 bedroom apartments
- Brand new apartment finished to a high specification throughout
- Ideally located opposite Watford Junction station
- Large communal roof terrace with panoramic views
- Short walk to Watford town centre
- Lift access to all floors
- 10 year new build warranty for peace of mind
- Underfloor heating for enhances comfort
- Spacious apartments with excellent storage opportunities

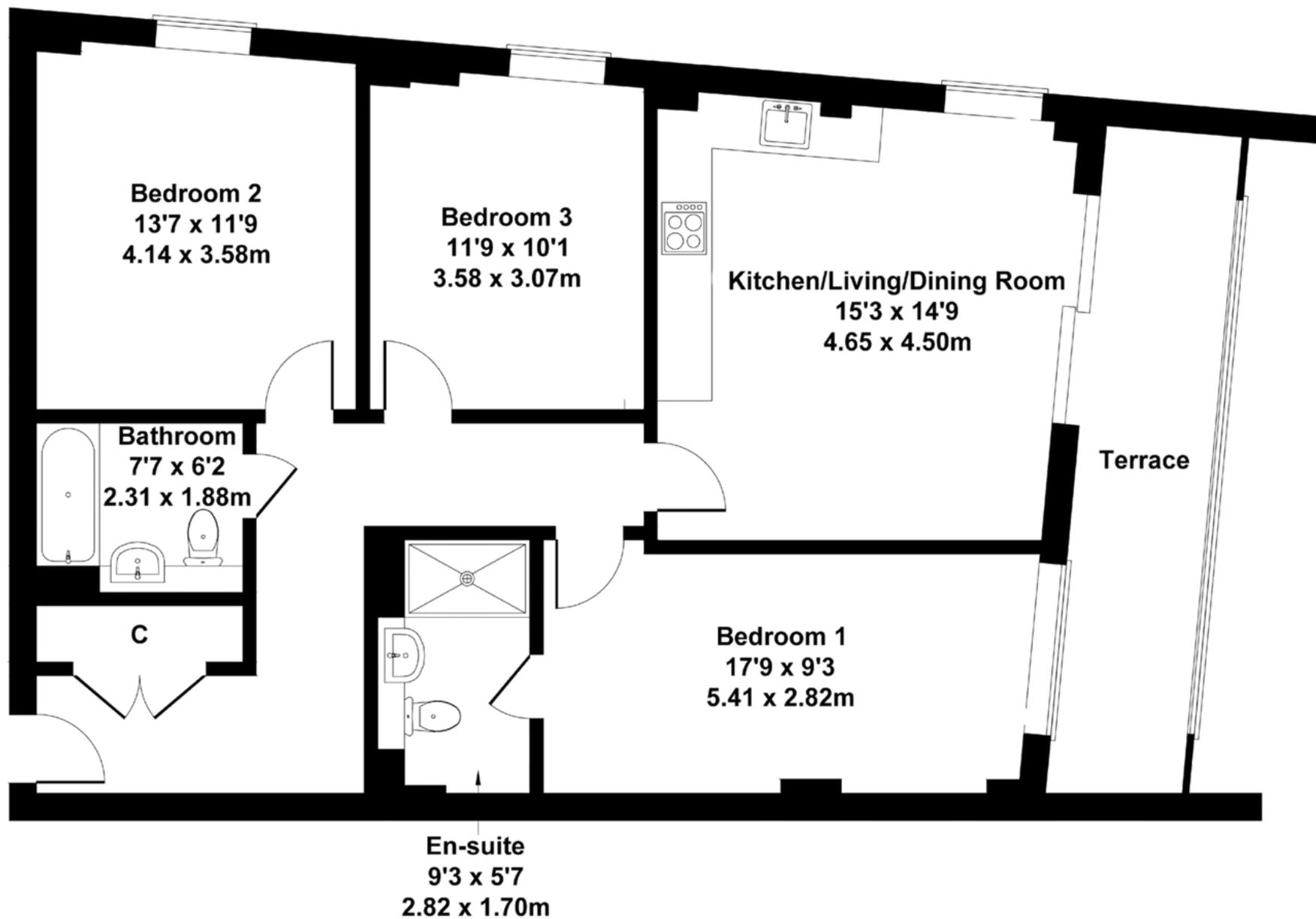


Approximate Gross Internal Area
759 sq ft - 71 sq m

En-suite
6'9 x 5'9
2.06 x 1.75m

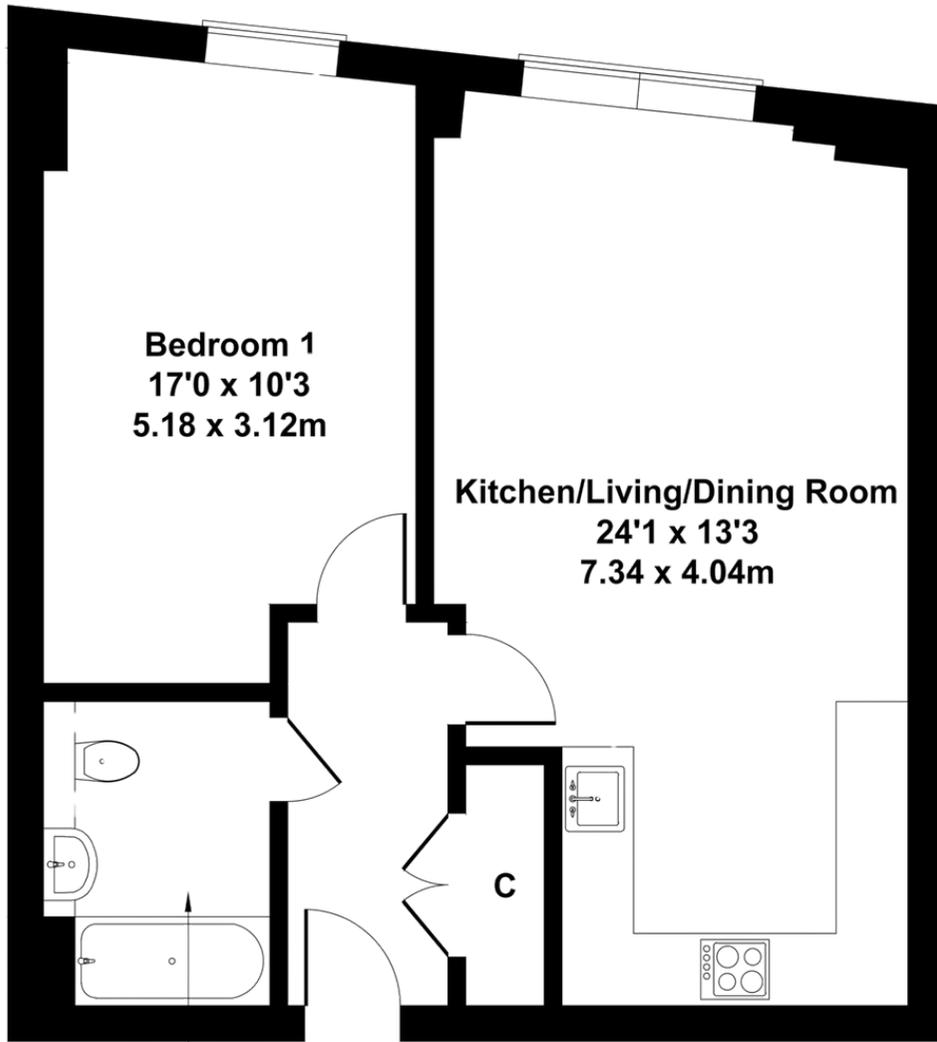


Floorplan for Flats 15, 16 & 19 Junction Court



Floorplan for Flats 18 & 24 Junction Court

Approximate Gross Internal Area
613 sq ft - 57 sq m

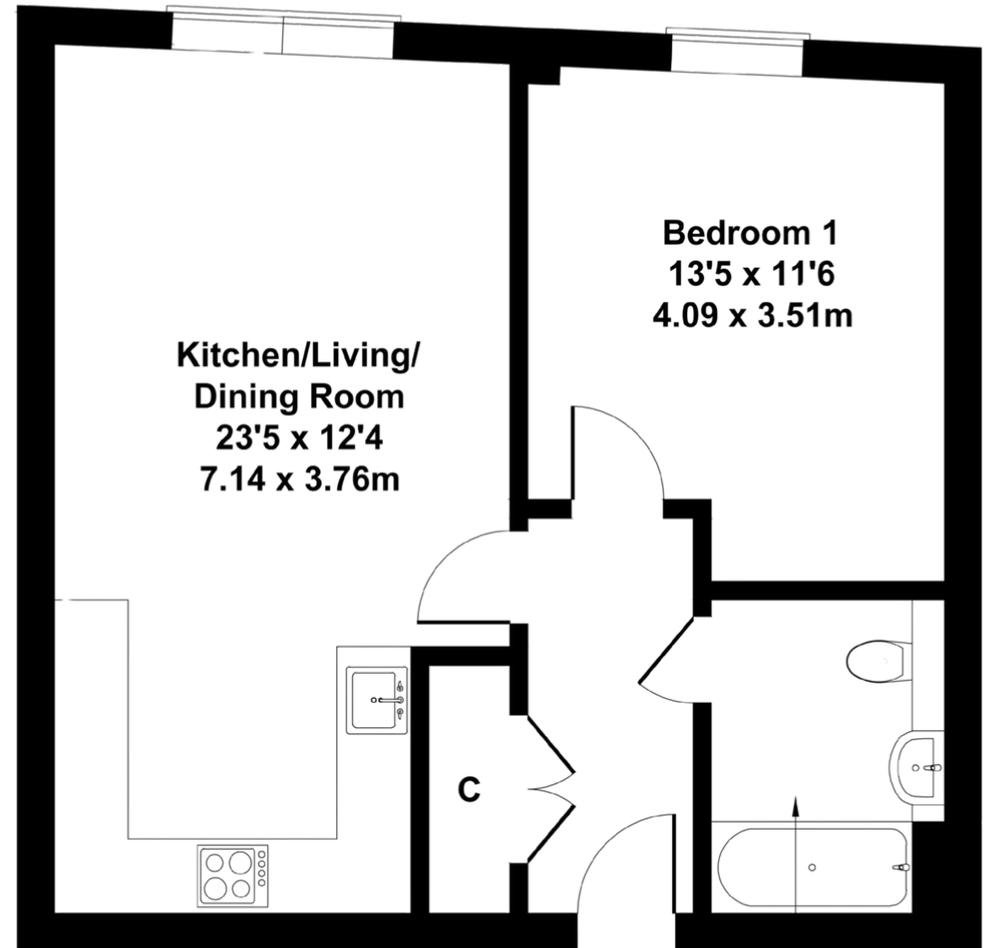


Bedroom 1
17'0 x 10'3
5.18 x 3.12m

Kitchen/Living/Dining Room
24'1 x 13'3
7.34 x 4.04m

Bathroom
8'5 x 6'5
2.57 x 1.96m

Approximate Gross Internal Area
553 sq ft - 51 sq m



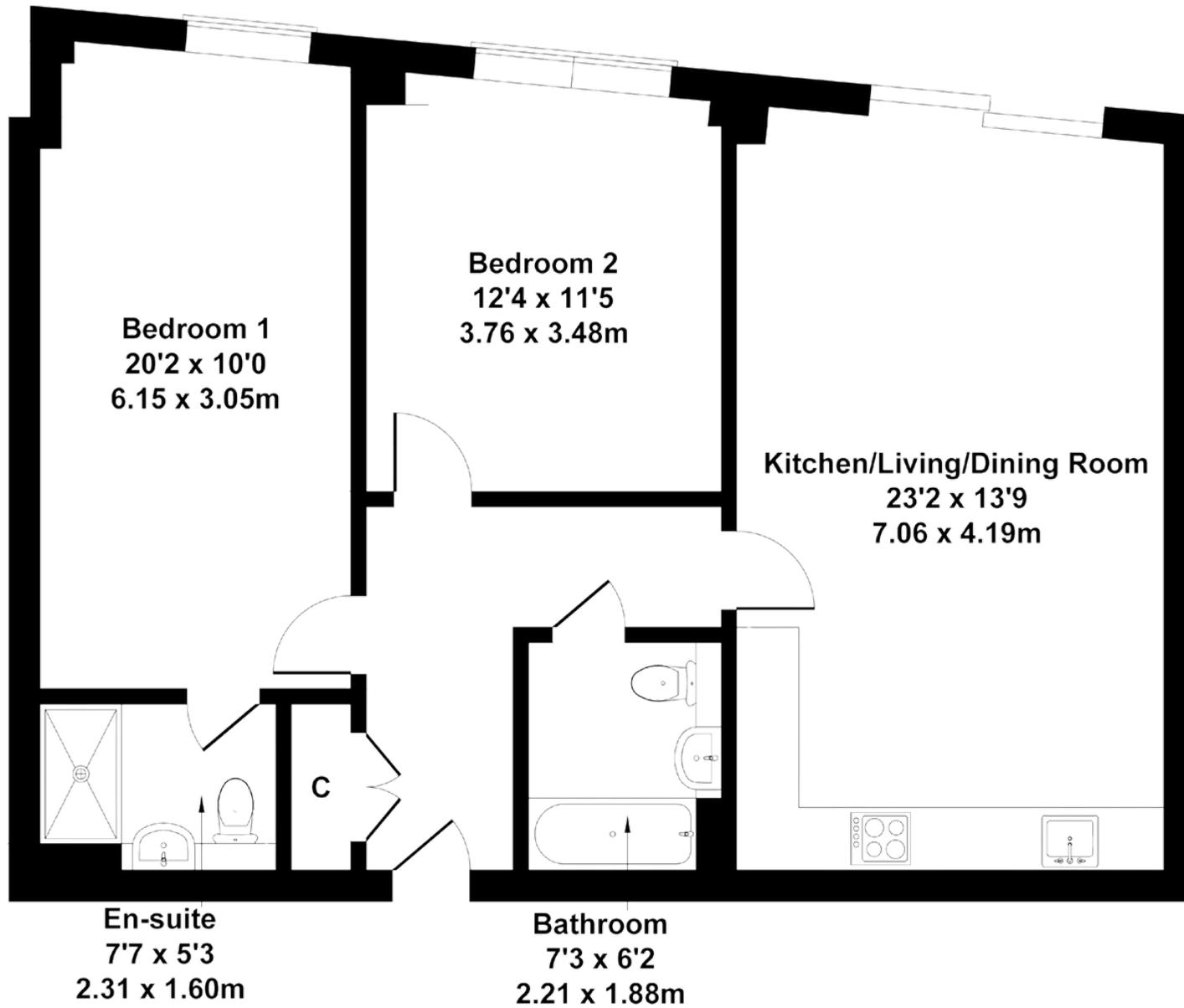
Bedroom 1
13'5 x 11'6
4.09 x 3.51m

Kitchen/Living/Dining Room
23'5 x 12'4
7.14 x 3.76m

Bathroom
8'3 x 6'6
2.51 x 1.98m

Floorplans for Flats 20 & 21 Junction Court

Approximate Gross Internal Area
897 sq ft - 83 sq m



Floorplans for Flats 23 Junction Court

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.

377 ft to Watford Junction Station

0.5 miles to Watford Town Centre

Nearest Motorway: 2 miles to M1

Tenure: Leasehold 125 years

Service Charge: Service charge approx. £2 per sq ft annually

ICW 10 year structural defect warranty



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.

sewell &
gardner

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