

NO UPPER CHAIN



# Spacious Two-Bedroom Duplex Apartment

Watford Town Centre, WD17

An exceptionally spacious, high-specification duplex in the heart of Watford Town Centre. Built to an immaculate standard in 2017 and meticulously cared for, it spans two floors and offers **1,065 sq ft** of premium living space, significantly larger than standard town-centre flats. Perfect for professionals, commuters or young families looking for a move-in-ready home.

**2**

Bedrooms

**1,065**

sq ft

**2 cars**

Tandem parking

**988 yrs**

Lease remaining

**Band D**

Council tax

Leasehold | Vacant possession | Move-in ready

Viewings by appointment - contact details on the final page

# Prestigious Highlights

Why this home stands out

- **No Upper Chain**  
Offered with vacant possession for a swift, stress-free transaction.
- **Tandem Parking**  
A private space large enough for two cars back-to-back, virtually unheard of in central Watford.
- **Unbeatable Lease**  
Over 900 years remaining on the leasehold (988 years).
- **School Access**  
Ideally placed for excellent local schooling, including Watford Boys and Girls Grammar Schools (buyers to verify local admission criteria).
- **Commuter's Dream**  
Steps from the High Street's shops, bars and restaurants, and a short walk to Watford Junction (fast trains direct to London Euston).



*Contemporary kitchen with white gloss handle-less units and quartz worktops, open to the dining and living space.*

# Layout & Space

99.0 sq m / 1,065 sq ft across two floors

## Open-Plan Living Zone

7.25m x 7.25m / 23'10" x 23'10"

A massive, bright lounge and dining area blending seamlessly into a high-spec fitted kitchen.

## Bedroom 1

4.03m x 3.85m / 13'3" x 12'8"

Ground floor, with a large window pouring in natural light.

## Bedroom 2

5.27m x 3.34m / 17'4" x 11'0"

Upper duplex level. An incredibly large room with Velux windows and extensive integrated storage.

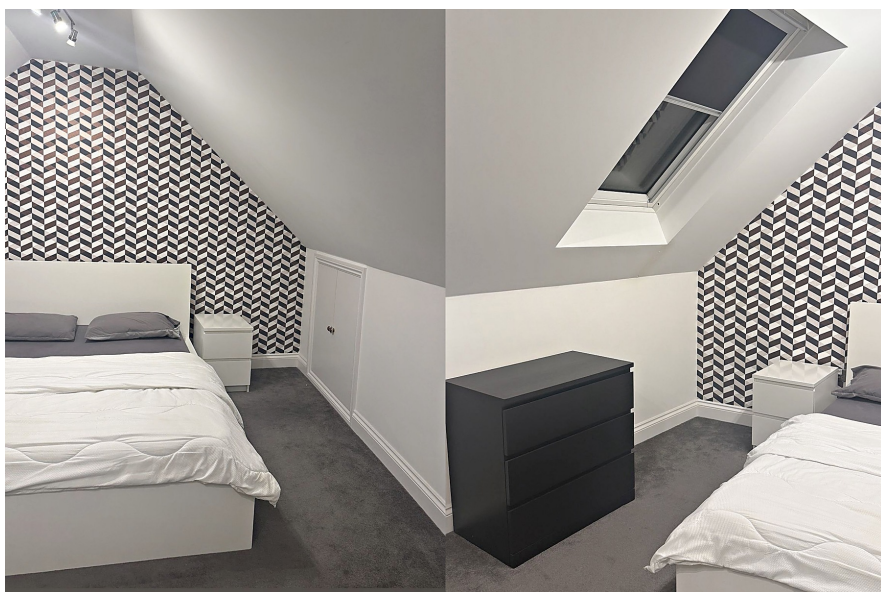
## Bathroom & Storage

A modern family bathroom plus a large independent storage cupboard.



### Bedroom 1

Ground-floor double bedroom filled with natural light, with plenty of space for a large bed, cot and dressing table.

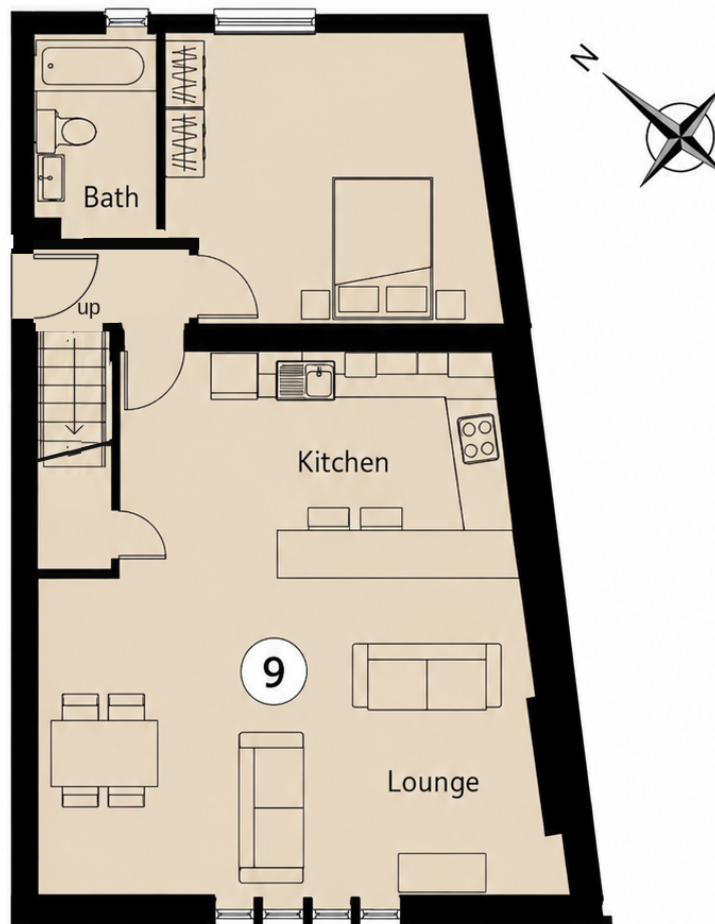
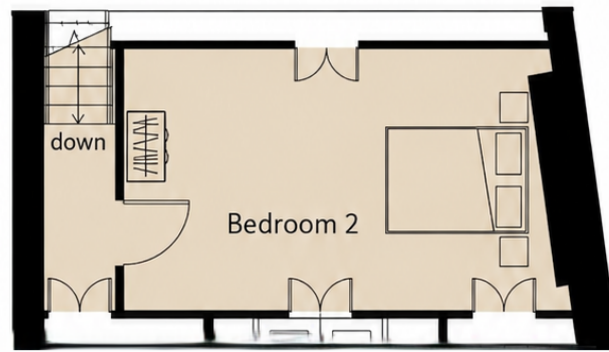


### Bedroom 2

A generous upper-level room with a Velux window, feature wall and extensive integrated storage.

# Floor Plan

Apartment 9 | 99.0 sq m / 1,065 sq ft



| Apartment 9    | 99.0 sq m    | 1,065 sq ft     |
|----------------|--------------|-----------------|
| Kitchen/Living | 7.25 x 7.25m | 23'10" x 23'10" |
| Bedroom 1      | 4.03 x 3.85m | 13'3" x 12'8"   |
| Bedroom 2      | 5.27 x 3.34m | 17'4" x 11'0"   |

Please note: This floorplan is for illustrative purposes and guidance only.  
All measurements are approximate and may not be to scale.

# Specification & Details

Premium fittings throughout



## Contemporary Bathroom

High-end sanitary ware and chrome mixer taps. Fully tiled walls and floors, chrome towel radiator, and a powerful shower over the bath with a sleek glass door.

## Luxury Kitchen

Contemporary white gloss, handle-less units. Premium Bosch integrated appliances: washer/dryer, dishwasher, fridge/freezer, oven and ceramic hob with integrated cooker hood. White quartz worktops with matching stone upstands and splashbacks.

## General Interior

High-quality laminate flooring throughout (carpets to communal parts). Spotlights, chrome/brushed steel socket covers and ironmongery throughout. Secure video entry system and highly efficient modern insulation.

## Leasehold & Utility Details

|                 |                 |
|-----------------|-----------------|
| Tenure          | Leasehold       |
| Lease remaining | 988 years       |
| Council Tax     | Band D          |
| Ground rent     | £300 per year   |
| Service charge  | £3,500 approx.* |

\*To be formally confirmed via solicitors during enquiries.

Disclaimer: where applicable, lease details, service charges and ground rent have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.

## Viewing Arrangements

Viewings are strictly coordinated for pre-qualified buyers. When messaging to book a slot, please briefly state your buying position (e.g. First-Time Buyer with a Mortgage in Principle ready, Cash Buyer, or Chain-bound). This property truly needs to be seen in person to appreciate its size and duplex layout.

Contact: [Your name] | [Phone] | [Email]