

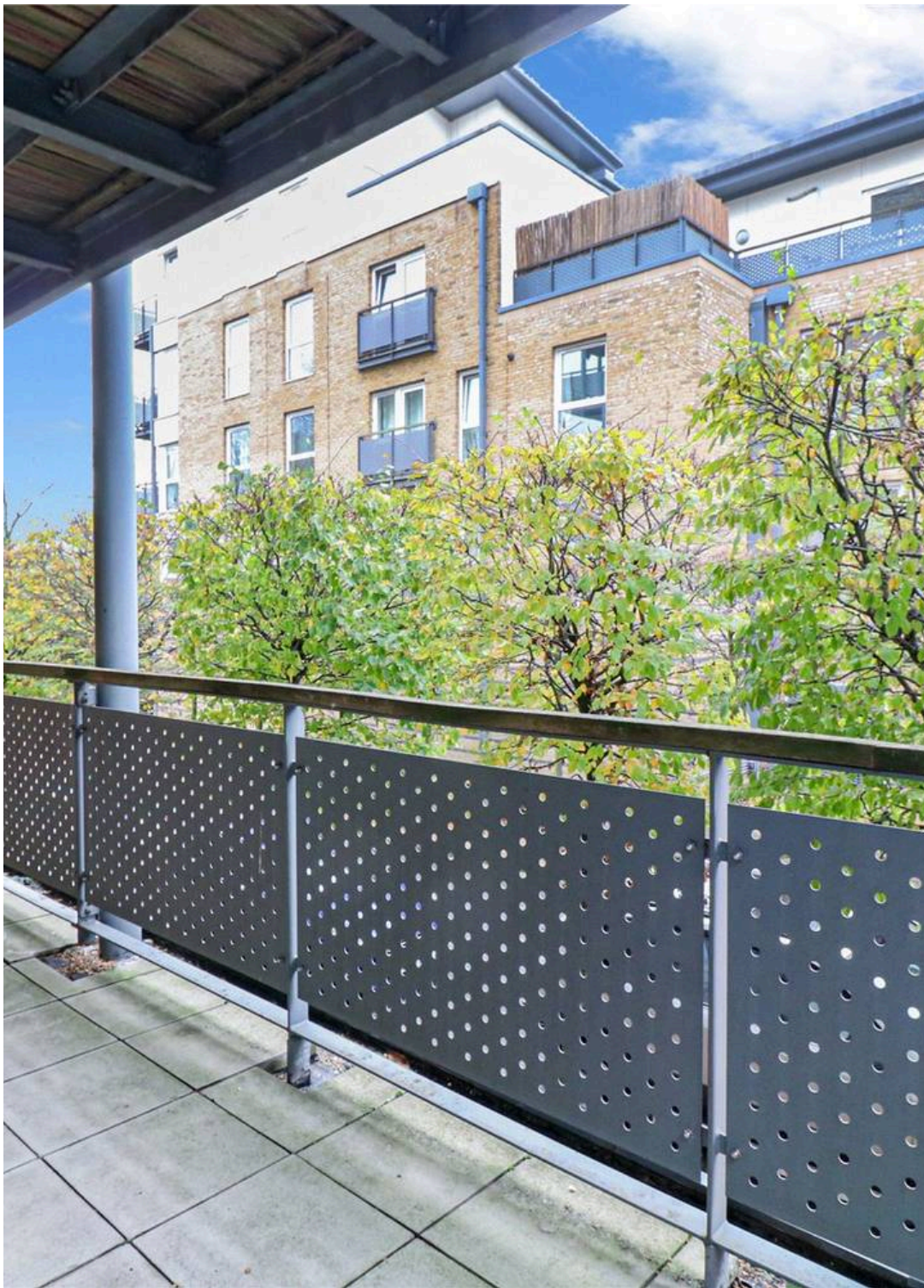


Catalonia Apts, Metropolitan Station Approach, Watford

In Excess of £375,000

proffitt
& holt





Catalonia Apartments Metropolitan Station Approach

Watford

Located moments away from Watford Metropolitan Line Station is this two double bedroom, two bathroom ground floor apartment situated in this prestigious development built by Linden Homes, offering generous sized accommodation.

Underground parking space, concierge service and full access to the leisure complex which includes a swimming pool, sauna and gym.

Watford town centre is also within easy reach, along with Watford Boys Grammar School.

FEATURES

- Ground Floor
- Close to Watford Town Centre
- Prestigious Development
- Two Double Bedrooms
- Concierge
- Ideal First time Buy or Buy To Let
- Two Bathrooms
- Gym
- Close To Met Line Station





Catalonia Apartments Metropolitan Station Approach

Watford

The property is situated just a “stone’s throw” away from highly regarded schools, local amenities, Watford Metropolitan Line station, and the ‘Green Flag’ awarding winning Cassiobury Park with its access to the Grand Union Canal, River Gade and West Herts Golf Course. Also, within a short walk, are Watford Junction mainline station and Watford town centre, the latter providing extensive shopping, transport and entertainment facilities including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road commuter, the M1, M25 and A41 are within, typically, a drive of five/ten minutes.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





For broadband and mobile speeds see:

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

General Information

Services

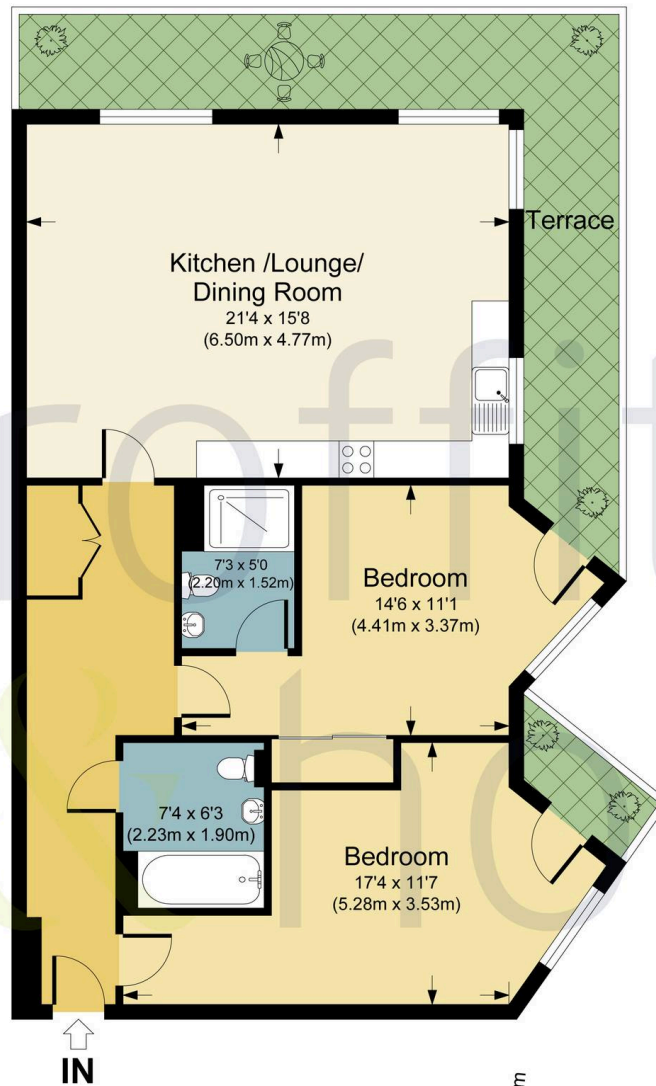
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

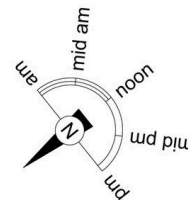
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



CATALONIA APARTMENTS, WD18

APPROX. GROSS INTERNAL FLOOR AREA 868.10 SQ FT / 80.65 SQ M
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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

