



**WATFORD HOUSE**  
**QUEENS ROAD**

**1 BEDROOM APARTMENTS**

# WATFORD

'Seventy-eight Queens Road' is a brand-new development of four one-bedroom apartments located within five minutes' walk from Intu, Watford town centre. The neighbourhood will appeal to working single and professional couples working in the Watford and surrounding areas.

The apartments are contained within a 2.5 storey brick building with well-designed and practical outdoor amenity space. All are of contemporary design, with well equipped kitchens, including all appliances and modern bathrooms.

The development is situated in a prime location, close to two major motorways the M1 & M25 both provide easy access both in and out of London.



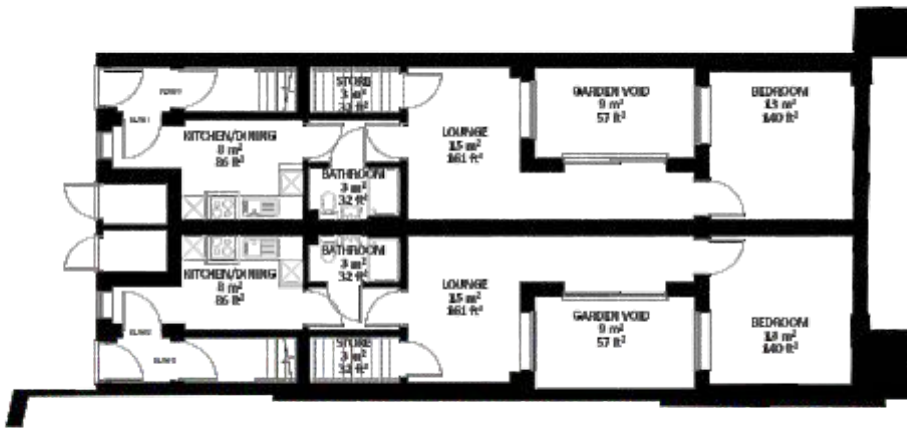
There is also a direct train service from Watford High Street Railway Station and Watford Junction Railway Station (both are a 10 mins walk) that can get you into the heart of London in twenty minutes.

Described as an up and coming location, Watford's town centre has a vast range of plans to further develop and improve the area. Already home to the world famous Harry Potter studio and Warner Bro head office, Watford also has a large park and woodland area running alongside the Grand Union Canal. There are plans in place for the metropolitan line to be extended to link the over ground at Watford Junction, making it easier to transfer services south to London and north to Milton Keynes and Birmingham. This up and coming area is close to the hustle and bustle of the city and will sure to be home to some new and exciting investments right on your doorstep.





## GROUND FLOOR



### PLOT 1

**Kitchen/Lounge/Dining Room**  
23m<sup>2</sup> (247 ft<sup>2</sup>)

**Garden**  
9m<sup>2</sup> (57 ft<sup>2</sup>)

**Bedroom 1**  
13m<sup>2</sup> (140 ft<sup>2</sup>)

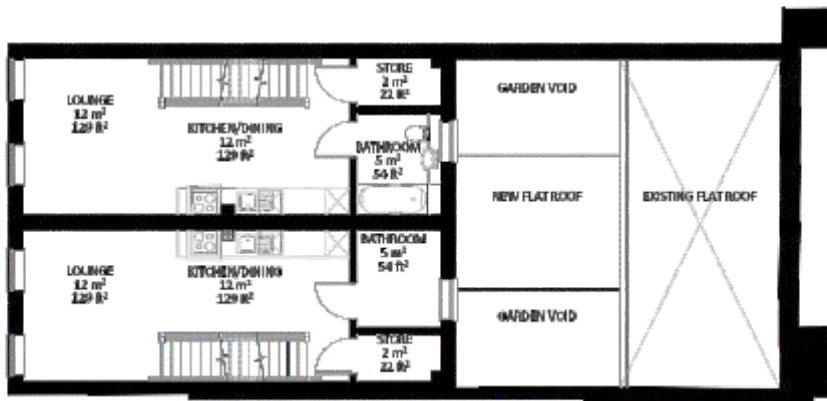
### PLOT 2

**Kitchen/Lounge/Dining Room**  
55m<sup>2</sup> (592 ft<sup>2</sup>)

**Garden**  
9m<sup>2</sup> (57 ft<sup>2</sup>)

**Bedroom 1**  
13m<sup>2</sup> (140 ft<sup>2</sup>)

## FIRST FLOOR



### PLOT 3

**Lounge**  
12m<sup>2</sup> (129 ft<sup>2</sup>)

**Kitchen/Dining**  
12m<sup>2</sup> (129 ft<sup>2</sup>)

### PLOT 4

**Lounge**  
12m<sup>2</sup> (129 ft<sup>2</sup>)

**Kitchen/Dining**  
12m<sup>2</sup> (129 ft<sup>2</sup>)

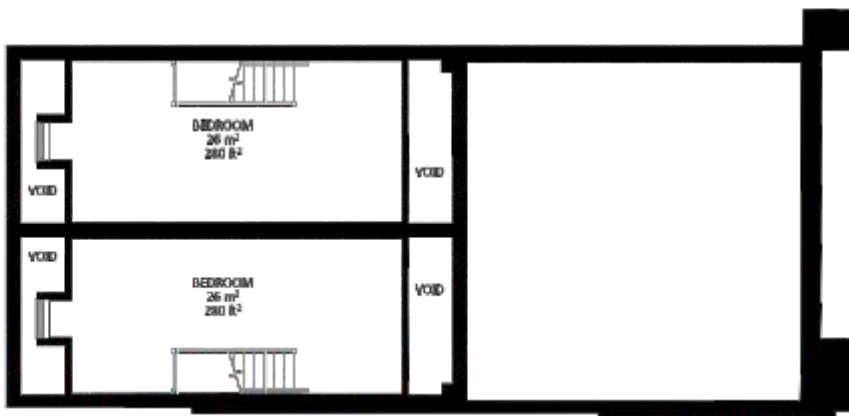
## SECOND FLOOR

### PLOT 3

**Bedroom 3**  
26m<sup>2</sup> (280 ft<sup>2</sup>)

### PLOT 4

**Bedroom 3**  
26m<sup>2</sup> (280ft<sup>2</sup>)





# FINISHING TOUCHES

## INTERIOR FINISHES

- Contemporary internal doors
- Smooth white ceilings
- Fitted wardrobes

## KITCHEN

- Contemporary branded kitchen with Quartz worktop
- Bosch appliances
- Stainless steel gas hob and oven
- Over mount stainless steel sink and chimney hood
- Integrated fridge freezer and dishwasher
- Chrome mixer tap, with chrome swan neck tap

## BATHROOM

- Contemporary white sanitary ware
- Ceramic wall tiles
- Basin
- WC
- Shaver point
- Low voltage extractor fan
- Steel bath with matching panel
- Shower over bath and glazed shower screen
- Heated towel rail

## ENSUITE

- Contemporary white sanitary ware
- Ceramic wall tiles
- Basin
- WC
- Shaver point
- Low voltage extractor fan
- Enclosed shower cubicle with power shower and glazed screen
- Heated towel rail

## ELECTRICAL

- Branded electrical fittings to the kitchen/ living/dining room, hall and bedrooms
- TV points to living area and bedrooms
- Comms to hall and living area

## OTHER INFO

- Wiring for alarm system
- Mains smoke detector with battery back-up to landing
- 10 year building warranty
- Secure entry system



## HOW TO FIND WATFORD HOUSE

Travelling from the M4, exit at junction 11 onto the A33 heading north towards Reading. Follow the A33 over the next two roundabouts. At the third roundabout, turn left onto Castle Hill which will turn into Bath Road. At the roundabout take the third exit (turning back on yourself) and then the first road on the left – Southcote Road. Take the fourth left turn onto Westcote Road.

**Address:** 78 Queen's Road, Watford, WD17 2LA

