




Bluebell

PLACE

WATFORD

WHIPPENDELL ROAD, WATFORD

HERTFORDSHIRE WD18 7BX



Beautiful 1, 2 & 3 bedroom homes for
Shared Ownership in the heart of Watford



Welcome

STYLISH APARTMENTS LOCATED ON WHIPPENDELL ROAD JUST 1.4 MILES FROM WATFORD HIGH STREET STATION AND 1.5 MILES FROM WATFORD JUNCTION, PROVIDING EXCELLENT TRAVEL CONNECTIONS.

THE LOCAL AREA

Located within a short walk of the centre of Watford, Bluebell Place is perfectly located to get the best out of urban life.

These apartments have a stylish, open plan design with fitted kitchens providing a generous workspace and a full range of appliances, while the bathroom and ensuite feature a modern white contemporary design. All homes have their own balcony or terrace and every apartment has dedicated lockable storage areas.

Watford High Street provides an excellent range of amenities including the INTU shopping centre, a large selection of restaurants and cafes, supermarkets and entertainment.

The surrounding area also benefits from a wide selection of sporting facilities and green open spaces including Whippendall Woods where you can see bluebells in abundance in the spring. Watford has not only been named as one of the happiest places to live in Britain, the town is also earmarked for some major projects providing the area with new infrastructure. There are also plans that have already been approved to transform the centre of town into a leisure and shopping centre complete with a multi-screen cinema.



Watford town centre

TRAVEL CONNECTIONS

Watford ranks as the No.1 commuter town in Herts. It includes links into the capital via the Metropolitan Line from Watford Station, the Overground station from Watford High Street and National Rail from Watford Junction, all within walking distance of Bluebell Place.

Watford has a central location on two major arteries in and out of London, the M1 and M25 motorways, and is serviced by a direct train service that can take you to London in just 20 minutes. Watford is also a stop at the end of the Metropolitan Line on the London Underground and the popularity of homes in outer London has seen it become one of the most desirable stops on the line to live in.



Intu Watford

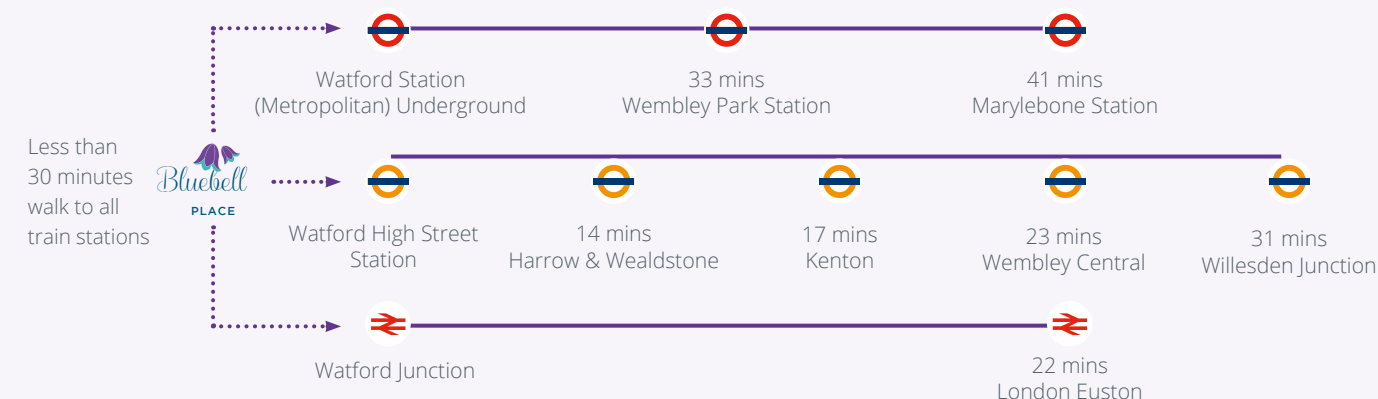


Bridge over the Grand Union near Watford



Whippendall Woods in May

TRAVEL TIMES





Specification

HOMES ELEGANTLY CRAFTED TO MATCH YOUR LIFESTYLE.

KITCHEN

- Contemporary grey gloss fitted kitchen units with grey worktops
- Integrated washer/dryer, dishwasher and fridge/freezer
- Built-in electric oven and hob
- Cooker hood
- Glass splashback to hob
- Ceramic floor tiles
- Single bowl stainless steel sink

BATHROOM

- White sanitary ware
- Chrome heated towel rail
- Glass shower screen
- Thermostatic shower over bath
- Shaver socket
- Half height ceramic wall tiles to appliance wall
- Ceramic floor tiles

EN SUITE - PLOTS 12, 28, 44, 47, 48 & 52

- White sanitary ware
- Chrome heated towel rail
- Walk in shower cubicle
- Half height ceramic wall tiles to appliance wall
- Ceramic floor tiles

INTERIORS

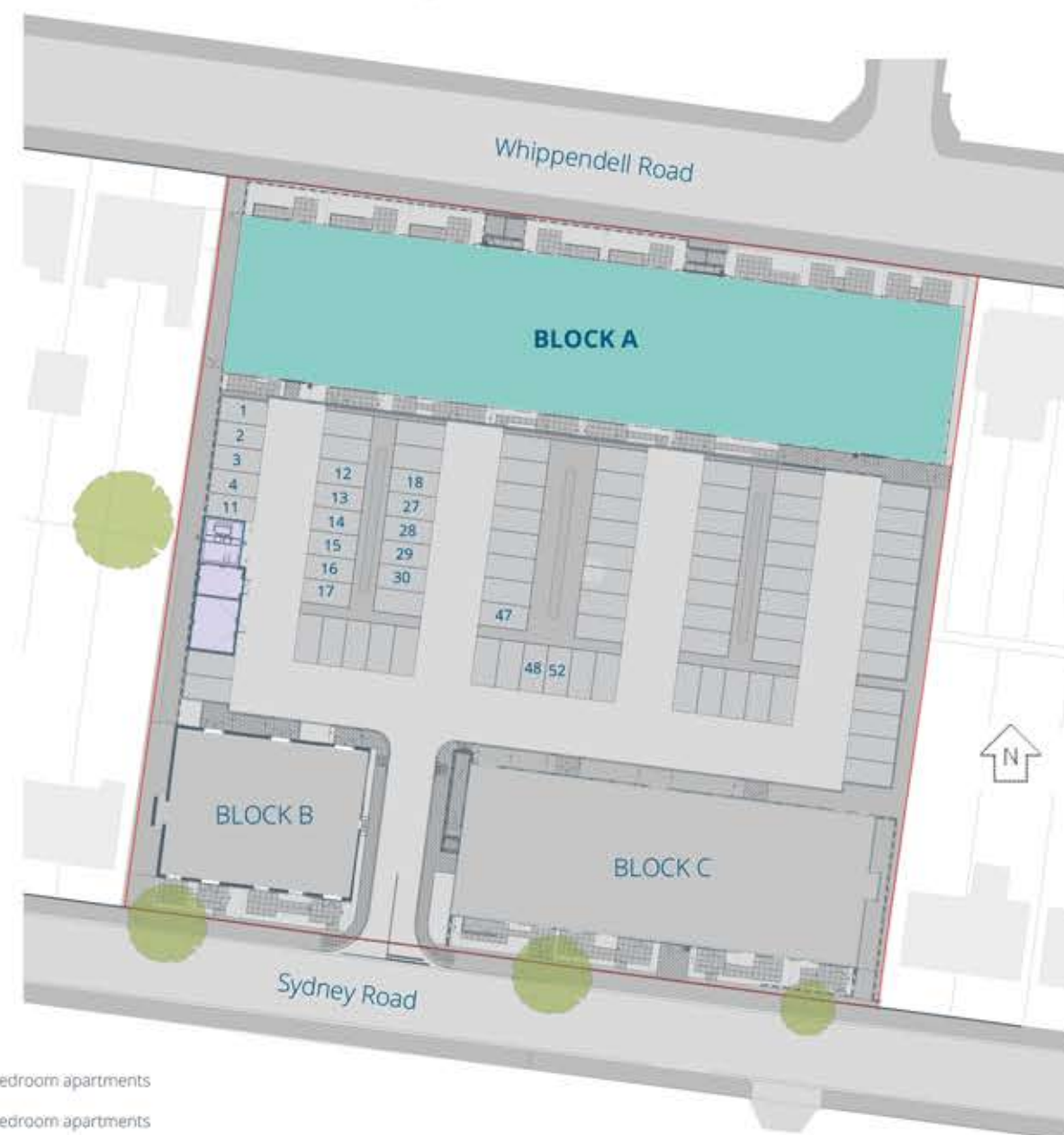
- 80/20 carpet to all living areas
- Smoke detector
- Carbon monoxide detector
- Combi boiler
- Electric heating
- BT phone socket to living room and bedroom 1
- TV point to living room and bedroom 1
- Sky Q cabling
- Fitted wardrobe to bedroom 1

EXTERIORS

- Double glazed UPVC windows
- Patio to plots 1-4 & 11-14
- Balcony to plots 15-18, 27-34 & 43-46
- Terrace to plots 47, 48 & 52
- 1 allocated parking space
- Lockable store located on ground floor
- 125 year lease
- NHBC warranty



Site Plan



KEY

- 1 bedroom apartments
- 2 bedroom apartments
- 3 bedroom apartments



BLOCK A - SECOND FLOOR



BLOCK A - THIRD FLOOR



BLOCK A - GROUND FLOOR



BLOCK A - FIRST FLOOR

Ground Floor

Plot 1	Flat 31	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 2	Flat 32	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 3	Flat 33	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 4	Flat 26	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ

Plot 11	Flat 27	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 12	Flat 28	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 13	Flat 29	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 14	Flat 30	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ



PLOT 1 DIMENSIONS

Kitchen/Living /Dining	7.22m x 4.81m	23' 8" x 15' 9"
Bedroom	3.54m x 3.46m	11' 7" x 11' 4"
Total Area 58 m ² / 624 ft ²		

PLOT 2 DIMENSIONS

Kitchen/Living /Dining	7.22m x 4.36m	23' 8" x 14' 4"
Bedroom	5.18m x 3.55m	17' 0" x 11' 8"
Total Area 58 m ² / 624 ft ²		

PLOT 3 DIMENSIONS

Kitchen/Living /Dining	7.22m x 4.48m	23' 8" x 14' 9"
Bedroom	4.14m x 3.21m	13' 7" x 10' 7"
Total Area 56 m ² / 603 ft ²		

PLOT 4 DIMENSIONS

Kitchen/Living /Dining	7.96m x 3.14m	26' 1" x 10' 4"
Bedroom 1	5.10m x 2.97m	16' 9" x 9' 9"
Bedroom 2	5.10m x 2.74m	16' 9" x 9' 0"
Total Area 67 m ² / 721 ft ²		

PLOT 11 DIMENSIONS

Kitchen/Living /Dining	7.61m x 3.14m	24' 11" x 10' 4"
Bedroom 1	4.71m x 2.97m	15' 6" x 9' 9"
Bedroom 2	4.71m x 2.74m	15' 6" x 9' 0"
Total Area 65 m ² / 699 ft ²		

PLOT 12 DIMENSIONS

Kitchen/Living /Dining	6.85m x 4.62m	22' 6" x 15' 2"
Bedroom 1	4.82m x 2.80m	15' 10" x 9' 2"
Bedroom 2	4.07m x 3.67m	13' 4" x 12' 0"
Total Area 71 m ² / 764 ft ²		

PLOT 13 DIMENSIONS

Kitchen/Living /Dining	6.85m x 4.36m	22' 6" x 14' 4"
Bedroom	3.38m x 2.82m	11' 1" x 9' 3"
Total Area 50 m ² / 538 ft ²		

PLOT 14 DIMENSIONS

Kitchen/Living /Dining	8.35m x 3.18m	27' 5" x 10' 4"
Bedroom	4.76m x 2.97m	15' 8" x 9' 9"
Total Area 51 m ² / 549 ft ²		

Key

W - Wardrobe FF - Fridge/Freezer B - Boiler

Room dimensions are indicative only

First Floor

Plot 15	Flat 39	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 16	Flat 40	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 17	Flat 41	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 18	Flat 34	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ

Plot 27	Flat 35	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 28	Flat 36	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 29	Flat 37	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 30	Flat 38	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ



PLOT 15 DIMENSIONS

Kitchen/Living /Dining	5.55m x 4.81m	18' 2" x 15' 9"
Bedroom	3.54m x 3.46m	11' 7" x 11' 4"
Total Area 52 m ² / 560 ft ²		

PLOT 16 DIMENSIONS

Kitchen/Living /Dining	7.22m x 4.36m	23' 8" x 14' 4"
Bedroom	4.21m x 3.55m	13' 10" x 11' 8"
Total Area 52 m ² / 5600 ft ²		

PLOT 17 DIMENSIONS

Kitchen/Living /Dining	7.22m x 4.48m	23' 8" x 14' 9"
Bedroom	3.21m x 2.98m	10' 7" x 9' 9"
Total Area 51 m ² / 549 ft ²		

PLOT 18 DIMENSIONS

Kitchen/Living /Dining	6.29m x 3.14m	20' 7" x 10' 4"
Bedroom 1	5.10m x 2.97m	16' 9" x 9' 9"
Bedroom 2	5.10m x 2.74m	16' 9" x 9' 0"
Total Area 61 m ² / 656 ft ²		

PLOT 27 DIMENSIONS

Kitchen/Living /Dining	7.61m x 3.14m	24' 11" x 10' 4"
Bedroom 1	4.71m x 2.97m	15' 6" x 9' 9"
Bedroom 2	4.71m x 2.74m	15' 6" x 9' 0"
Total Area 65 m ² / 699 ft ²		

PLOT 28 DIMENSIONS

Kitchen/Living /Dining	6.85m x 4.62m	22' 6" x 15' 2"
Bedroom 1	4.82m x 2.80m	15' 10" x 9' 2"
Bedroom 2	4.07m x 3.67m	13' 4" x 12' 0"
Total Area 71 m ² / 764 ft ²		

PLOT 29 DIMENSIONS

Kitchen/Living /Dining	6.85m x 4.36m	22' 6" x 14' 4"
Bedroom	3.38m x 2.82m	11' 1" x 9' 3"
Total Area 50 m ² / 538 ft ²		

PLOT 30 DIMENSIONS

Kitchen/Living /Dining	8.35m x 3.18m	27' 5" x 10' 4"
Bedroom	4.76m x 2.97m	15' 8" x 9' 9"
Total Area 51 m ² / 549 ft ²		

Key

W - Wardrobe FF - Fridge/Freezer B - Boiler

Room dimensions are indicative only

Second Floor

Plot 43	Flat 43	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 44	Flat 44	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 45	Flat 45	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 46	Flat 46	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ

Plot 31	Flat 47	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 32	Flat 48	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 33	Flat 49	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ
Plot 34	Flat 42	Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ



PLOT 31 DIMENSIONS

Kitchen/Living /Dining	8.35m x 3.18m	27' 5" x 10' 4"
Bedroom	4.76m x 2.97m	15' 8" x 9' 9"
Total Area	52 m² / 560 ft²	

PLOT 32 DIMENSIONS

Kitchen/Living /Dining	6.85m x 4.36m	22' 6" x 14' 4"
Bedroom	3.38m x 2.82m	11' 1" x 9' 3"
Total Area	52 m² / 560 ft²	

PLOT 33 DIMENSIONS

Kitchen/Living /Dining	6.85m x 4.62m	22' 6" x 15' 2"
Bedroom 1	4.82m x 2.80m	15' 10" x 9' 2"
Bedroom 2	4.07m x 3.67m	13' 4" x 12' 0"
Total Area	51 m² / 549 ft²	

PLOT 34 DIMENSIONS

Kitchen/Living /Dining	6.29m x 3.14m	20' 7" x 10' 4"
Bedroom 1	5.10m x 2.97m	16' 9" x 9' 9"
Bedroom 2	5.10m x 2.74m	16' 9" x 9' 0"
Total Area	61 m² / 656 ft²	

PLOT 43 DIMENSIONS

Kitchen/Living /Dining	7.610m x 3.14m	25' 0" x 10' 0"
Bedroom 1	4.71m x 2.97m	15' 6" x 9' 9"
Bedroom 2	4.71m x 2.74m	15' 6" x 9' 0"
Total Area	65 m² / 699 ft²	

PLOT 44 DIMENSIONS

Kitchen/Living /Dining	6.85m x 4.62m	22' 6" x 15' 2"
Bedroom 1	4.82m x 2.80m	15' 10" x 9' 2"
Bedroom 2	4.07m x 3.67m	13' 4" x 12' 0"
Total Area	71 m² / 764 ft²	

PLOT 45 DIMENSIONS

Kitchen/Living /Dining	7.22m x 4.36m	23' 8" x 14' 4"
Bedroom	4.21m x 3.55m	13' 10" x 11' 8"
Total Area	50 m² / 538 ft²	

PLOT 46 DIMENSIONS

Kitchen/Living /Dining	5.55m x 4.81m	18' 2" x 15' 9"
Bedroom	3.54m x 3.46m	11' 7" x 11' 4"
Total Area	51 m² / 549 ft²	

Key

W - Wardrobe FF - Fridge/Freezer B - Boiler

Room dimensions are indicative only

Third Floor

Plot 47 Flat 52 Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ

Plot 48 Flat 50 Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ

Plot 52 Flat 51 Sonar House, 477-479 Whippendell Road, Watford, Hertfordshire, WD18 7BZ



PLOT 47 DIMENSIONS

Kitchen/Living /Dining	8.72m x 4.36m	28' 7" x 14' 4"
Bedroom 1	7.22m x 2.80m	23' 8" x 9' 2"
Bedroom 2	4.58m x 2.70m	15' 0" x 8' 10"
Bedroom 3	4.58m x 2.27m	15' 0" x 7' 5"

Total Area 102 m² / 1,098 ft²

PLOT 48 DIMENSIONS

Kitchen/Living /Dining	9.13m x 6.29m	30' 0" x 20' 7"
Bedroom 1	3.62m x 3.34m	11' 11" x 10' 11"
Bedroom 2	5.18m x 2.93m	17' 0" x 9' 7"
Bedroom 3	3.99m x 2.70m	13' 1" x 8' 10"

Total Area 113 m² / 1,216 ft²

PLOT 52 DIMENSIONS

Kitchen/Living /Dining	6.85m x 4.36m	22' 6" x 14' 4"
Bedroom 1	5.09m x 3.01m	16' 8" x 9' 11"
Bedroom 2	5.54m x 2.75m	18' 2" x 9' 0"
Bedroom 3	4.20m x 3.34m	13' 9" x 11' 0"

Total Area 103 m² / 1,108 ft²

Key

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Room dimensions are indicative only

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For further information call 01442 292381
or email sales@hightownha.org.uk

www.hightownhomes.com
HightownHomes



Hightown Homes Hightown House
Maylands Avenue Hemel Hempstead
Herts HP2 4XH

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