



# Bluebell

## PLACE

WATFORD

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WHIPPENDELL ROAD, WATFORD  
HERTFORDSHIRE WD18 7EE



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

Hightown  
Homes 



# 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

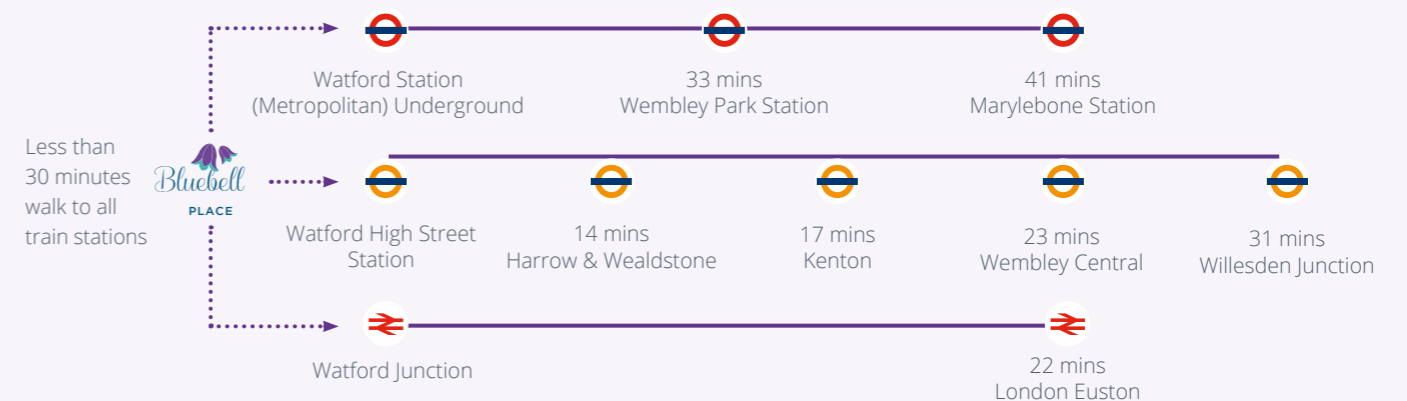


Bridge over the Grand Union near Watford



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
- Glass 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

- 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
- Garden with patio area to plots 53 & 54
- Balcony to plots 55 - 58, 60 & 61
- Terrace to plot 59
- 1 allocated parking space
- Lockable store located on ground floor
- 125 year lease
- NHBC warranty



## Site Plan

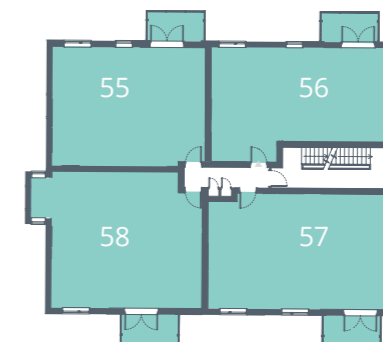


### KEY

- 2 bedroom apartments
- 3 bedroom apartment



BLOCK B - GROUND FLOOR



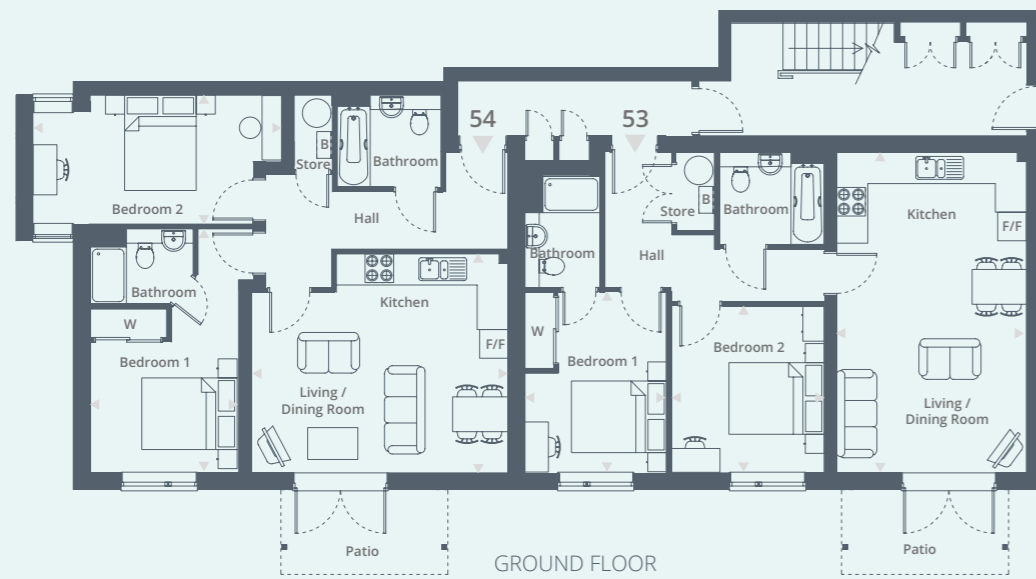
BLOCK B - FIRST FLOOR



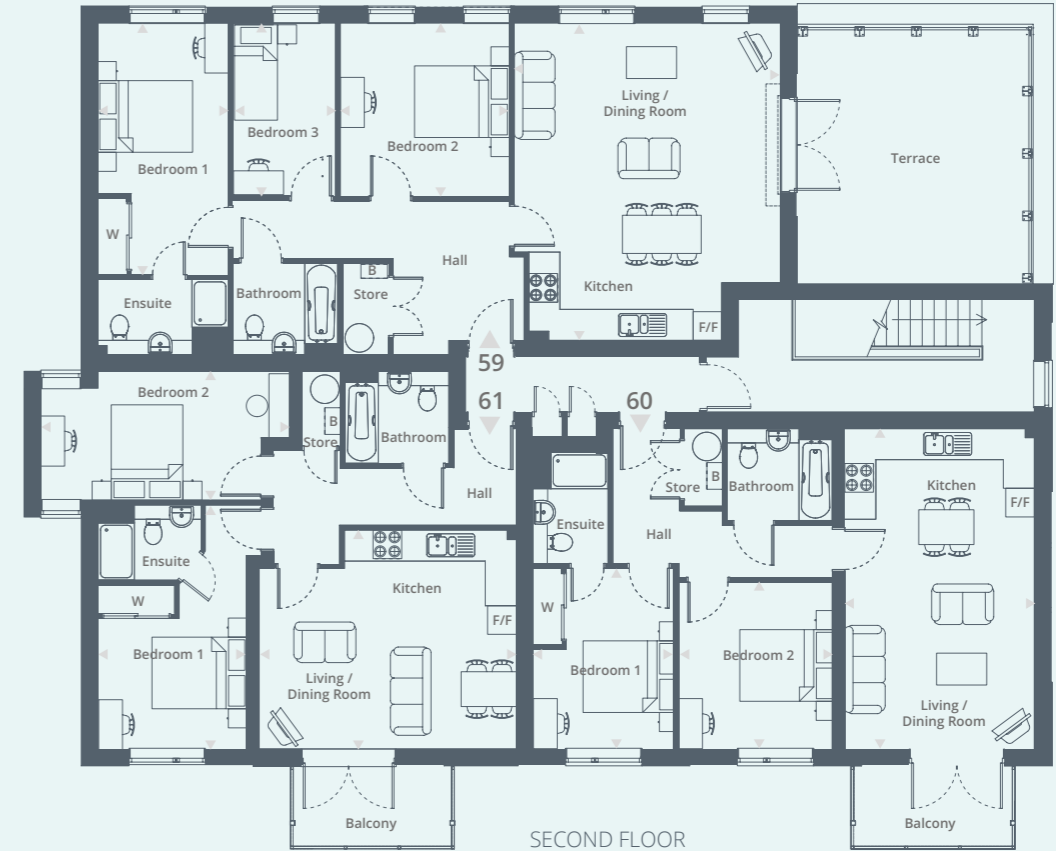
BLOCK B - SECOND FLOOR

# Floor Plans

Plot 53	Flat 2	Seaborne House, 80 Sydney Road, Watford, Hertfordshire, WD18 7EE
Plot 54	Flat 1	Seaborne House, 80 Sydney Road, Watford, Hertfordshire, WD18 7EE
Plot 55	Flat 5	Seaborne House, 80 Sydney Road, Watford, Hertfordshire, WD18 7EE
Plot 56	Flat 6	Seaborne House, 80 Sydney Road, Watford, Hertfordshire, WD18 7EE
Plot 57	Flat 3	Seaborne House, 80 Sydney Road, Watford, Hertfordshire, WD18 7EE
Plot 58	Flat 4	Seaborne House, 80 Sydney Road, Watford, Hertfordshire, WD18 7EE
Plot 59	Flat 9	Seaborne House, 80 Sydney Road, Watford, Hertfordshire, WD18 7EE
Plot 60	Flat 7	Seaborne House, 80 Sydney Road, Watford, Hertfordshire, WD18 7EE
Plot 61	Flat 8	Seaborne House, 80 Sydney Road, Watford, Hertfordshire, WD18 7EE



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

## PLOT 54, 58 & 61 DIMENSIONS

Kitchen/Living /Dining	5.44m x 4.63m	17' 10" x 15' 2"
Bedroom 1	5.15m x 3.16m	16' 11" x 10' 4"
Bedroom 2	5.26m x 2.74m	17' 3" x 9' 0"

Total Area 70 m<sup>2</sup> / 753 ft<sup>2</sup>

## PLOT 53, 57 & 60 DIMENSIONS

Kitchen/Living /Dining	6.76m x 4.02m	22' 2" x 13' 2"
Bedroom 1	3.83m x 3.00m	12' 7" x 9' 10"
Bedroom 2	3.54m x 3.25m	11' 7" x 10' 8"

Total Area 70 m<sup>2</sup> / 753 ft<sup>2</sup>

## PLOT 55 DIMENSIONS

Kitchen/Living /Dining	5.40m x 3.86m	17' 9" x 12' 8"
Bedroom 1	4.68m x 2.77m	15' 4" x 9' 1"
Bedroom 2	3.46m x 2.18m	11' 4" x 7' 0"

Total Area 61 m<sup>2</sup> / 656 ft<sup>2</sup>

## PLOT 59 DIMENSIONS

Kitchen/Living /Dining	6.70m x 5.61m	22' 0" x 18' 6"
Bedroom 1	5.32m x 2.76m	17' 5" x 9' 1"
Bedroom 2	3.67m x 3.58m	12' 0" x 11' 9"
Bedroom 3	3.67m x 2.18m	12' 0" x 7' 2"

Total Area 95 m<sup>2</sup> / 1,022 ft<sup>2</sup>

## PLOT 56 DIMENSIONS

Kitchen/Living /Dining	5.49m x 5.02m	18' 0" x 16' 6"
Bedroom 1	3.43m x 2.97m	11' 3" x 9' 9"
Bedroom 2	3.37m x 2.88m	11' 1" x 9' 5"

Total Area 61 m<sup>2</sup> / 656 ft<sup>2</sup>

## Key

W - Wardrobe FF - Fridge/Freezer B - Boiler




# Bluebell PLACE WATFORD



WHIPPENDELL ROAD, WATFORD, HERTFORDSHIRE WD18 7BX

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We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.

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