

# Flat 23 Taylor Point, 47 St Johns Road, Watford, WD17 1DF

2 bedroom apartment for Shared Ownership from £106,200 for a 30% share

**Property overview** High specification two-bedroom, second floor apartment in a brilliant location. This home benefits from two great-sized bedroom, open-plan kitchen/living room, the main bathroom and access to a private balcony.



## Specification

- 990 year lease
- Council Tax Band D
- Newark cottage internal doors
- Walls/ceiling & woodwork in White Mist
- Minoli Foster Light tiling to kitchen
- Amtico Nordic Oak flooring to kitchen, hallway and living room
- Light grey fitted carpets to bedrooms
- Handleless wall base cupboards in kitchen
- Integrated fridge/freezer, hob, dishwasher and extractor hood
- Stainless steel bowl sink and splash back
- Pure white Roca bathroom and WC suite
- Glass shower screen & thermostatic mixer tap
- Heated towel rail
- Service charge inclusive of building insurance

## Features include:



2 bedroom apartment



7 minutes walk from Watford Junction station



Located in Watford

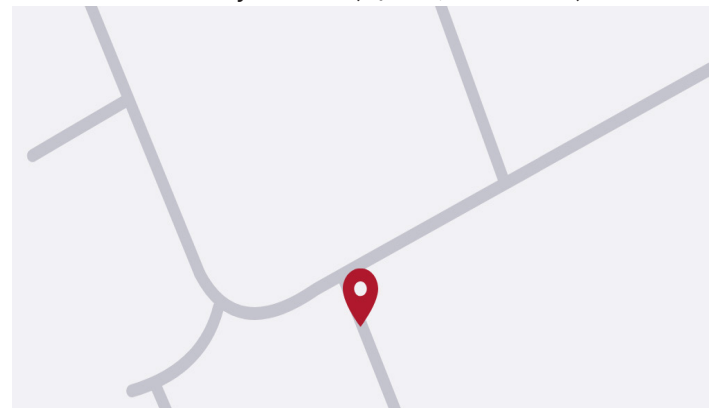


Superb specification



Kitchen with integrated appliances

**Location** 23 Taylor Point, 47 St Johns Road, WD17 1DF



**Call:** 020 7539 3745 **Email:** [thrive@redloft.co.uk](mailto:thrive@redloft.co.uk)

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Disclaimer: We have made every effort to accurately describe the property in this brochure. However, prospective buyers should treat these details as a general guide, not as definitive representations or facts. All homes are sold as seen.

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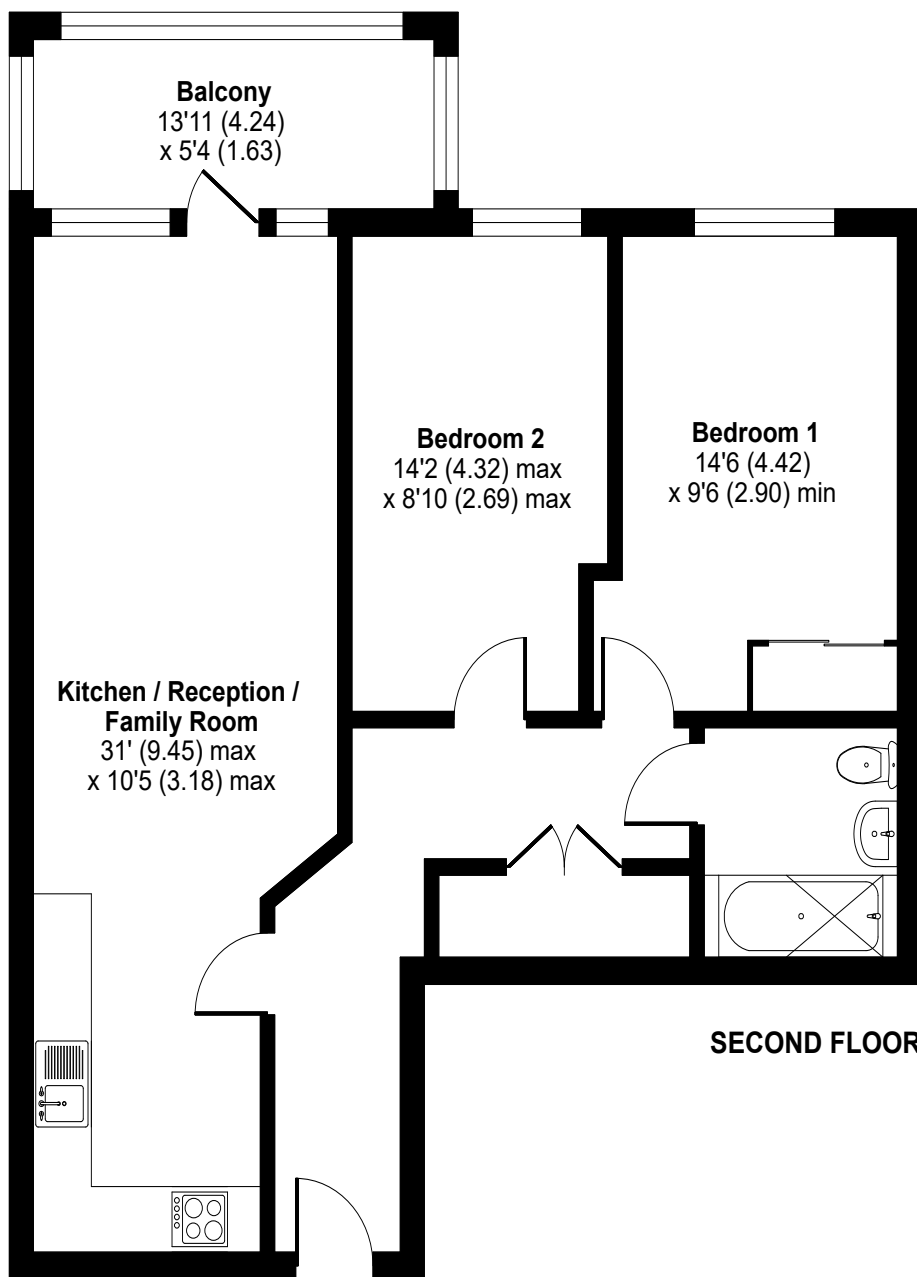
## WD17 1DF

### Floor Plan

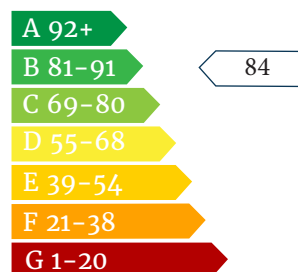
### St. Johns Road, Watford, WD17

Approximate Area = 770 sq ft / 71.5 sq m

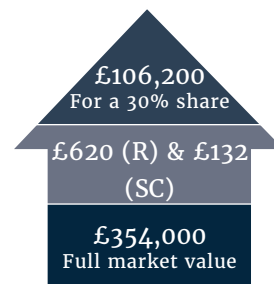
For identification only - Not to scale



### Energy Performance



### Shared Ownership



Rent & service charges are monthly. Rent charged at 3% on unsold share.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Red Loft Limited Liability Partnership. REF: 1165093



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