



Taylor Point, 47 St Johns Road, Watford, WD17 1DF

Asking Price £147,500 this is a 50% share of the full market value £295,000

# The property

Ideally located just moments from Watford Junction Station, this beautifully presented one-bedroom apartment forms part of a stylish development built in 2022.

The property welcomes you with a bright and spacious hallway, complete with a large utility/storage cupboard. The generous principal bedroom benefits from built-in wardrobes, while the fully tiled bathroom is finished to a sleek, modern standard.

At the heart of the home is the impressive open-plan kitchen/living area, featuring a striking black kitchen with fully integrated appliances. The living space opens directly onto a large private balcony, perfect for relaxing or entertaining.

Modern throughout and offering lift access to all floors, this superb apartment is ideal for first-time buyers, investors, or commuters alike.

- 0.3 mile to Watford Junction Station
- 0.8 miles to Watford Town Centre
- Nearest Motorway: 2.2 miles to the M25

Tenure: Leasehold (994 years remaining)

Current Service Charge: £122.20 per month

Current Rent: £446.92 per month

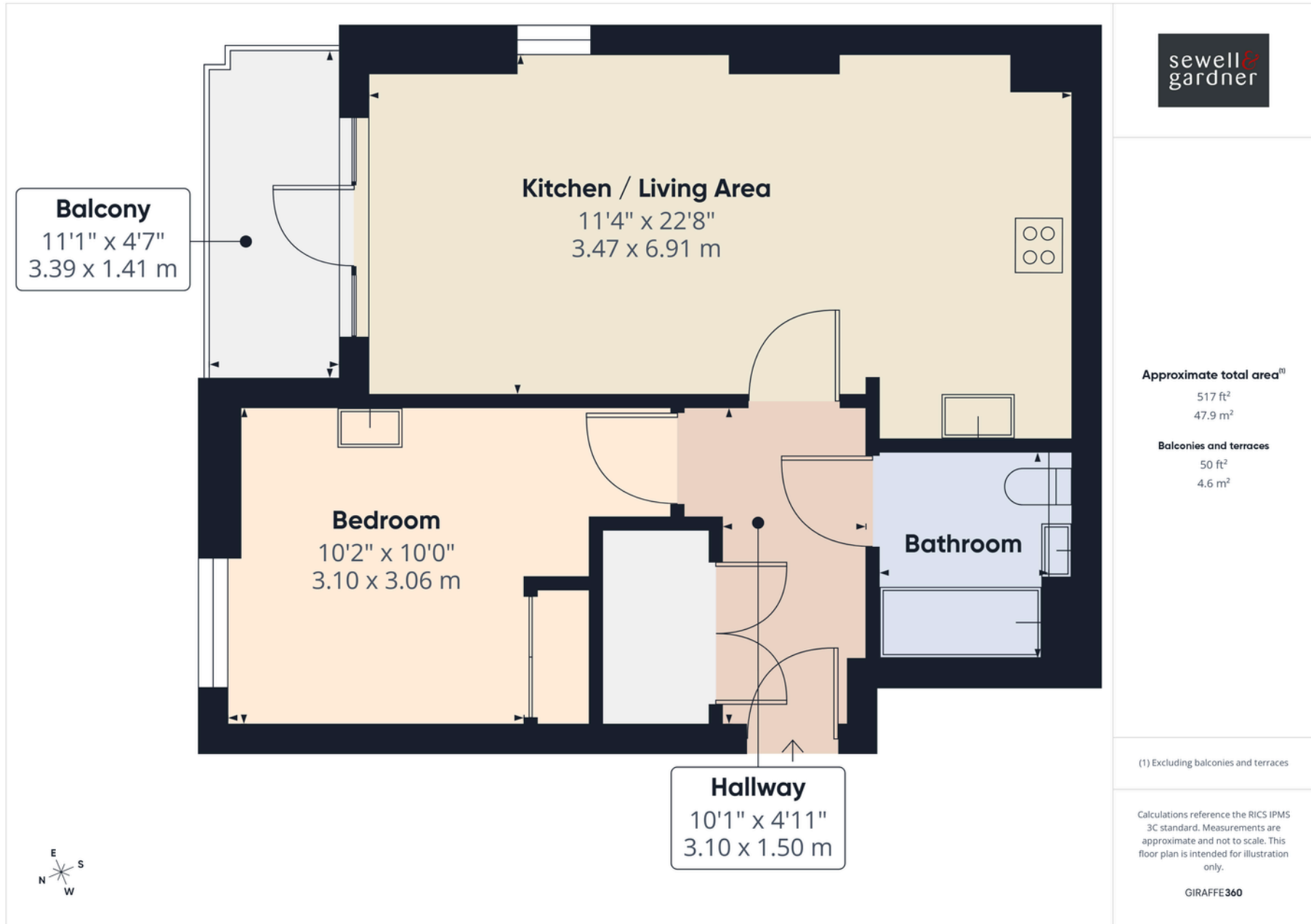


# Key features

- SHARED OWNERSHIP
- 50% share available
- One bedroom apartment
- Well-appointed bedroom with built-in storage
- Open-plan living space
- Modern fully tiled bathroom
- Generous private balcony
- Lift access to all floors
- Just a short walk to mainline Watford Junction Station



# Floorplan







# Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin shopping centre creating extra retail space, a large Cineworld IMAX cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by beautiful countryside with many locations to enjoy walking and cycling. A particular highlight is Cassiobury Park, one of the largest public parks in Hertfordshire, offering over 190 acres of green space, woodland trails, children's play areas, a miniature railway and open fields perfect for sports, picnics, and outdoor activities.

There is also a variety of other leisure facilities including golf, football, tennis and cricket. Many leisure and health clubs are close by providing swimming and sports facilities, and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

Education in Watford is highly regarded, with schools such as Watford Grammar School for Boys and Watford Grammar School for Girls enjoying excellent reputations. Both schools consistently achieve strong academic results and offer a wide range of extracurricular opportunities, making them highly sought after by families in the area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

sewell &  
gardner

Contact Sewell & Gardner on 01923 776400 or [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)