



Herga Court, Stratford Road, Watford, WD17 4PA

Offers in excess of: £400,000 Leasehold

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About the property

A rare opportunity to acquire this beautifully presented three-bedroom top floor apartment, located in the highly sought-after Herga Court development, just under a mile from Watford Junction Station.

This bright and spacious apartment offers well-proportioned accommodation throughout. Upon entering, you are welcomed by a generous entrance hallway that leads to a modern, fully fitted kitchen complete with integrated appliances. The open-plan living and dining area provides a comfortable and versatile space for everyday living and entertaining, with a door opening out onto a private balcony.

The principal bedroom benefits from built-in wardrobes, while two further spacious bedrooms offer flexible accommodation ideal for family living, guests, or home working. A fully tiled family bathroom and a convenient storage cupboard complete the internal layout.

Externally, the property is set within a well-maintained residential development and enjoys access to beautifully kept communal gardens, offering a peaceful outdoor retreat. Further advantages include a private garage located in a nearby block, providing secure parking or additional storage space.

Herga Court combines comfort, convenience, and a tranquil setting, with excellent transport links, local amenities, and green spaces all within easy reach. This rarely available apartment is ideal for professionals, families, or investors alike, and early viewing is highly recommended.

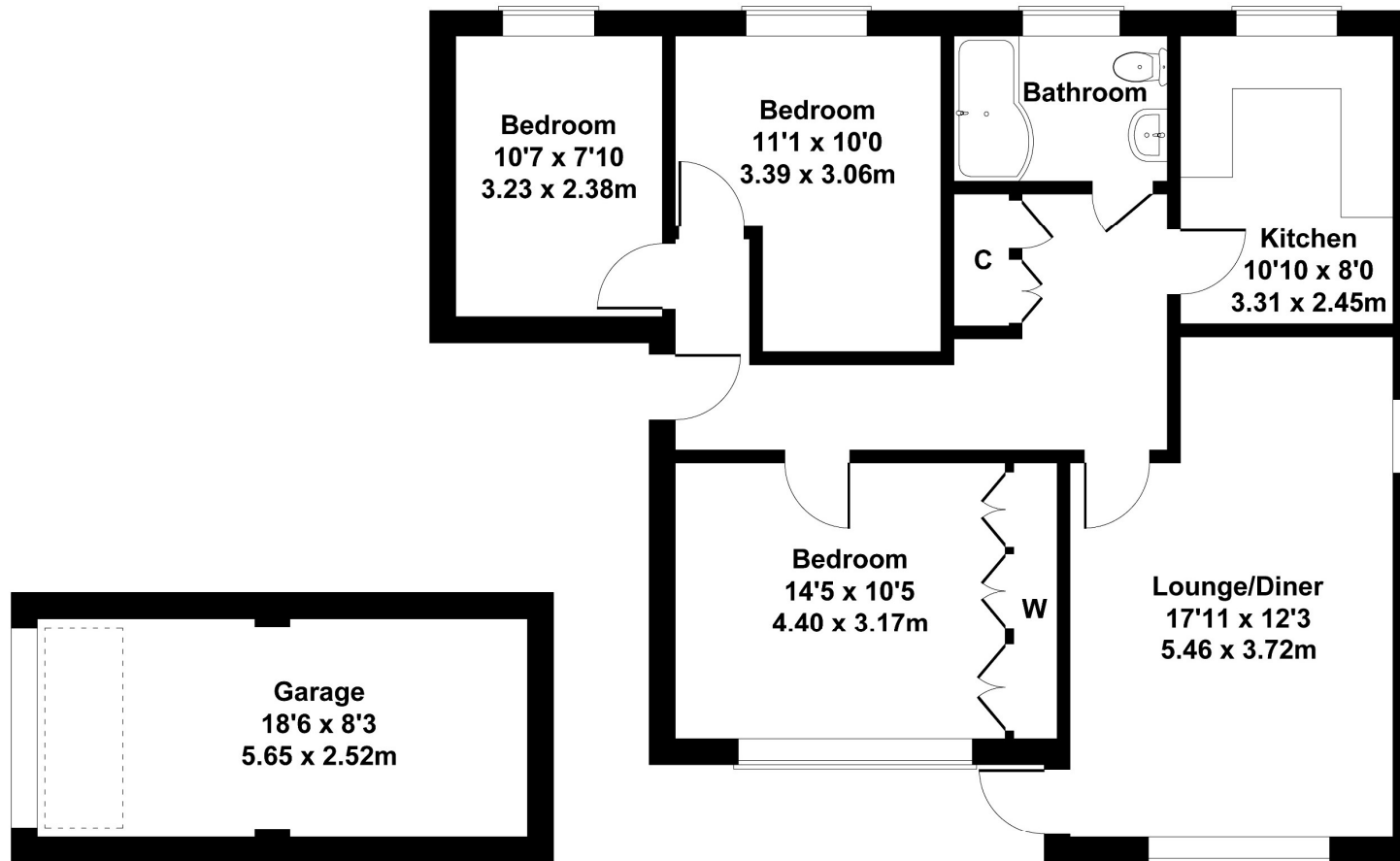


- Top floor apartment
- Three bedrooms
- 0.5 miles to Watford Junction
- Garage
- Balcony
- Communal gardens

Herga Court, Stratford Road, Watford

Approximate Gross Internal Area

1001 sq ft - 93 sq m



GARAGE

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs 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.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: Band D

Approximate Floor Area: 1,001 sq ft

Current Service Charge: £2,200 per annum

Lease Length: 979 years remaining

Nearest Station: 0.5 miles to Watford Junction Station

Distance to Town Centre: 0.6 miles to Watford Town Centre

Nearest Motorway: 1.9 miles to the M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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