



Verulam Court, St. Albans Road, Watford
£335,000

proffitt
& holt





Verulam Court, St Albans

Watford

A well-presented two-bedroom top-floor apartment situated within the popular Verulam Court development on St Albans Road.

The property opens into a bright open-plan living space, combining the lounge with a modern fitted kitchen and providing a practical area for both relaxing and entertaining. There are two bedrooms, with the main bedroom benefiting from a part-tiled en suite, alongside a separate family bathroom with a heated towel radiator.

Further benefits include an allocated parking space and approximately 117 years remaining on the lease.

The location is particularly convenient, with local shops and amenities close by, while Watford Junction is approximately 0.6 miles away and Watford town centre around one mile. There is also straightforward access to the A41, M1 and M25, making this an excellent choice for commuters and those looking to be close to the town centre.





Verulam Court, St Albans Rd

Watford

Watford offers an excellent mix of town and countryside living, a wide range of shops and restaurants, plus leisure and entertainment facilities including The Palace Theatre, Pumphouse Theatre and Watford Colosseum, and also boasting the popular 'Green Flag' award-winning Cassiobury Park. The town is also well connected, with Watford Junction providing fast services into London Euston and easy access to the M1, M25 and wider road network.

- Two Bedrooms
- Top Floor Apartment
- Open Plan Living
- Modern Fitted Kitchen
- En Suite to Main Bedroom
- Family Bathroom
- Allocated Parking
- 117-Year Lease
- 0.6 Miles to Watford Junction
- 0.7 miles to Knutsford Primary Academy
- Close to Local Shops and Amenities





General Information



EPC – Energy Efficiency Rating: B

EPC – Environmental Impact Rating: B

Council Tax Band: C

Tenure: Leasehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





VERULAM COURT, WD24

APPROX. GROSS INTERNAL FLOOR AREA 761.43 SQ FT / 70.74 SQ M.

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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

