



A TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH GARAGE AND LONG LEASE – CHAIN FREE SALE



This spacious two bedroom flat is situated within a popular development within the heart of Nascot Wood. The Spinney is situated within short walking distance of the town centre, Watford Junction, a choice of highly sought after nearby schools and the many independent shops and cafes along St Albans Road.

Accommodation consists of a good size entrance hallway, large reception room, kitchen, two double bedrooms and bathroom.

Externally, there are well tended communal gardens, residents parking and a garage.



KEY FEATURES

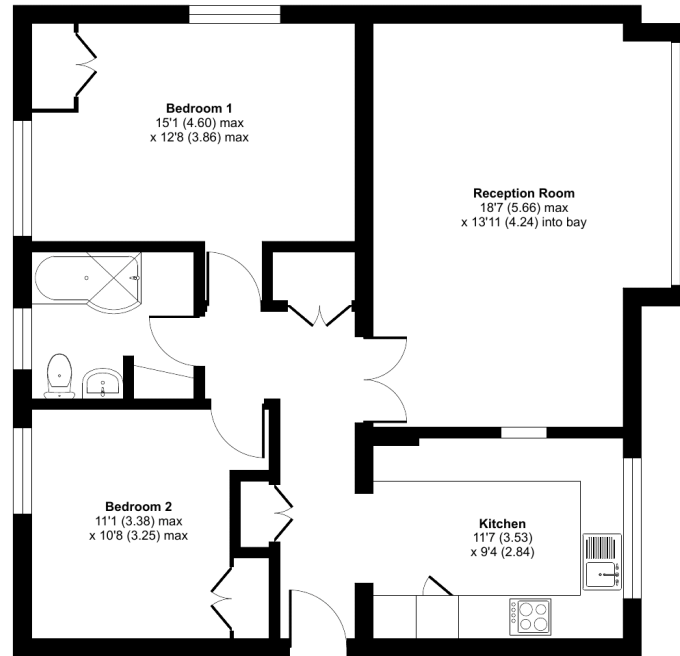
- Ground Rent: £15.75 pa
- Building insurance: £396 pa
- Residents parking and garage
- General cosmetic improvement required
- Double bedrooms
- Double glazing
- Lease term: 942 years remaining
- Service charge: £932pa



The Spinney, WD17

Approximate Area = 817 sq ft / 75.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Salters Residential. REF: 1011629

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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