





## AN IMMACULATE GROUND FLOOR APARTMENT WITH ALLOCATED PARKING - SHARED OWNERSHIP SALE

This bright and spacious apartment has been much loved by the present owner for the past fifteen years. Venice Avenue is situated within the highly sought after Cassio Metro development with the Metropolitan Line Station and the beautiful Cassiobury Park both within a couple of minutes walk. In addition, Watford town centre, local bus services and major road links M1 and M25 are also nearby.

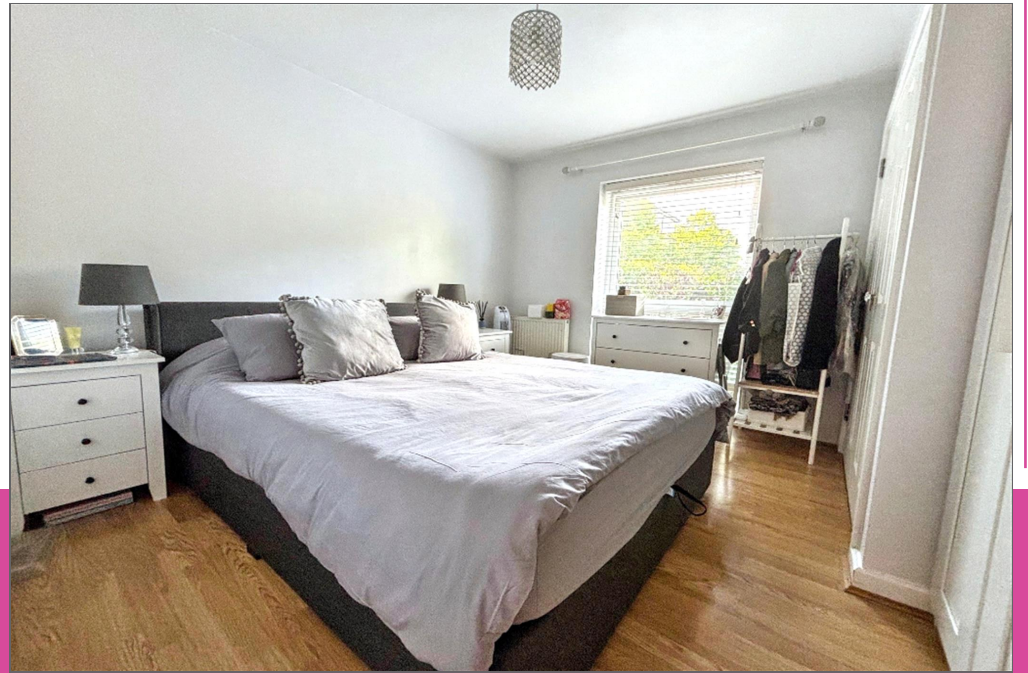
Accommodation consists of an entrance hallway with ample storage, front aspect reception room, modern fitted kitchen, double bedroom and bathroom.

Externally, there is an allocated parking space, ample visitors parking spaces and well maintained communal gardens. There is also an on-site leisure complex which includes a swimming pool, sauna and gym as well as a concierge service that is available to use for a monthly fee of £30.



### KEY FEATURES

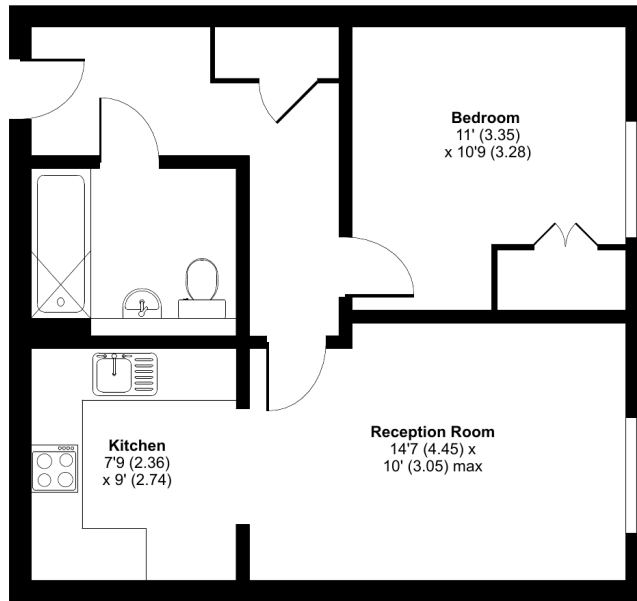
- Shared ownership sale (50%)
- Lease term remaining: 105 years
- Service charge/Rent (Inc. building insurance): £504 pcm
- Double glazing
- Ground rent: Nil
- Worcester 'combi' boiler installed 2022
- Allocated and visitor's parking



## Venice Avenue, Watford, WD18

Approximate Area = 498 sq ft / 46.2 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: 1019134

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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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