

## A PARTICULARLY BRIGHT AND SPACIOUS ONE BEDROOM FLAT WITH SECURE ALLOCATED PARKING

This modern second (top) floor purpose built flat benefits from lots of storage and is situated within a pleasant cul-de-sac with useful transport links and shopping facilities within short walking distance. In our opinion, a perfect starter home/buy to let investment!

Accommodation consists of an entrance hallway with ample storage, a triple aspect reception room, modern fitted kitchen with integrated appliances, double bedroom with fitted wardrobes and a stunning fitted bathroom suite.

Externally, there are communal gardens and an allocated parking space.



### KEY FEATURES

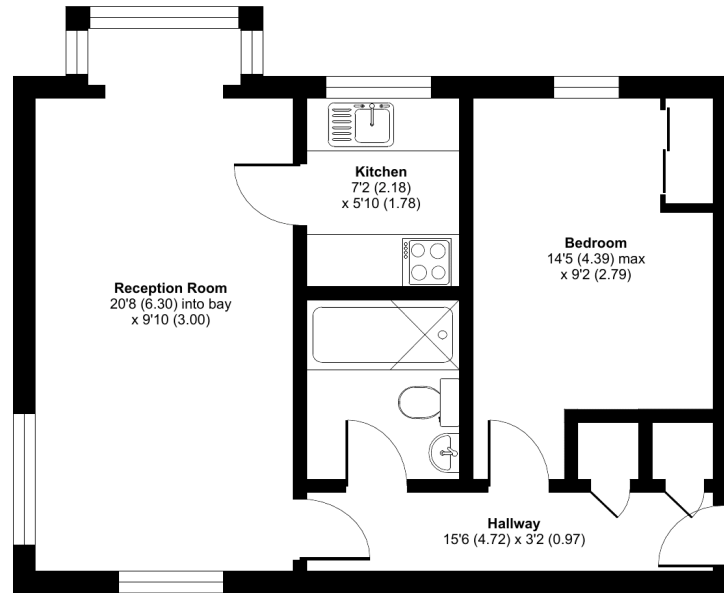
- Lease term: 151 years remaining
- Service charge: £1514 per annum to include reserve funding
- Cassiobury Park and superb transport services/shopping facilities close by
- Double glazing
- Loft storage
- Video entry phone security



## West Street, WD17

Approximate Area = 481 sq ft / 44.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Salters Residential. REF: 1090684

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>		74	76
(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			
<b>England &amp; Wales</b>		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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