





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

This ground floor two double ground floor flat is located in the much sought after area of Nascot Wood with local bus services, a nearby Tesco Express, Watford town centre and the stunning Cassiobury Park all within walking distance. In addition, amongst a number of other highly rated schools, the Nascot Wood Nursery & Infant and Junior Schools are also just a short walk away.

Accommodation comprises of an entrance hallway, guest w.c., kitchen/dining room, large reception room, two double bedrooms and bathroom.

Externally, there a well kept communal gardens, resident's non allocated parking bays and a garage.

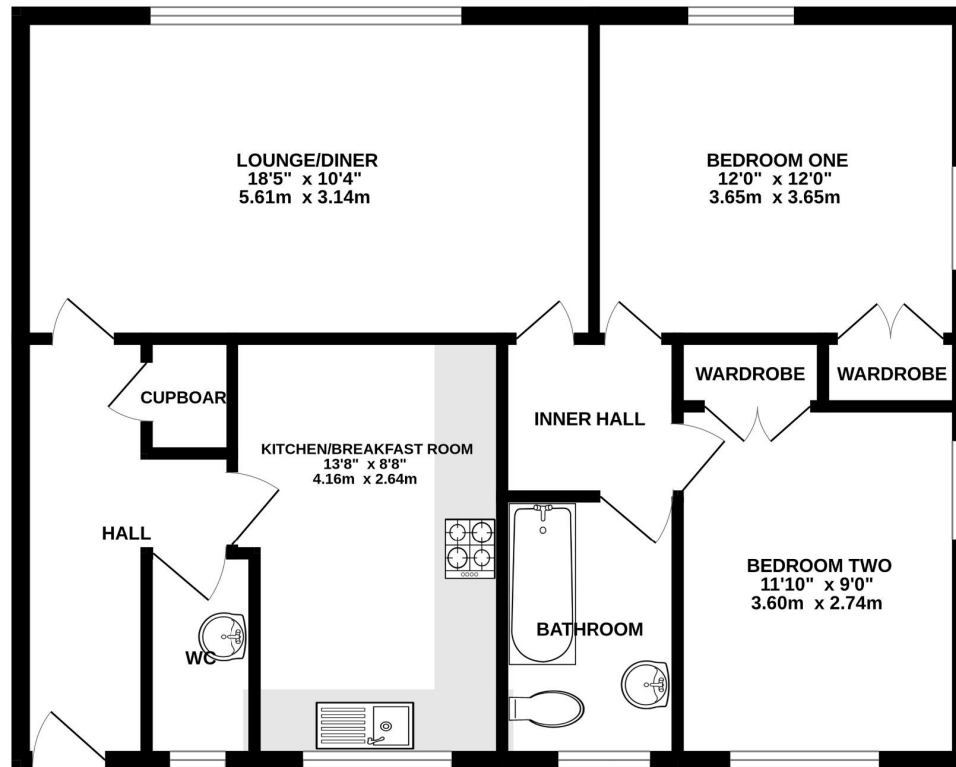


KEY FEATURES

- Chain free sale
- Ideal first time purchase or buy to let
- Resident's non allocated parking and garage
- Lease term: 135 years remaining
- Ground rent: £150 per annum
- Service charge: £1987.22 per annum



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.