





A REFURBISHED TWO DOUBLE BEDROOM FLAT WITH GARAGE AND LONG LEASE - CHAIN FREE SALE

This impressive first floor flat forms part of a small development located in the much sought after area of Nascot Wood with Watford Junction, local bus services, a nearby Tesco Express, Watford town centre and the stunning Cassiobury Park all within walking distance. In addition, the Nascot Wood Nursery & Infant and Junior Schools are also just a short walk away.

Accommodation consists of an entrance hallway with storage, a superb reception room with Juliet balcony, a modern fitted kitchen with integrated appliances, two double bedrooms and a luxury fitted bathroom suite.

Externally, there are well tended communal gardens, garage and on-road parking.



KEY FEATURES

- Refurbished throughout
- Modern fitted kitchen with integrated appliances
- Garage
- Ground rent: £12 per annum
- Lease term: 937 years remaining
- Security entry-phone
- Double glazing
- Service charge: £2036 per annum



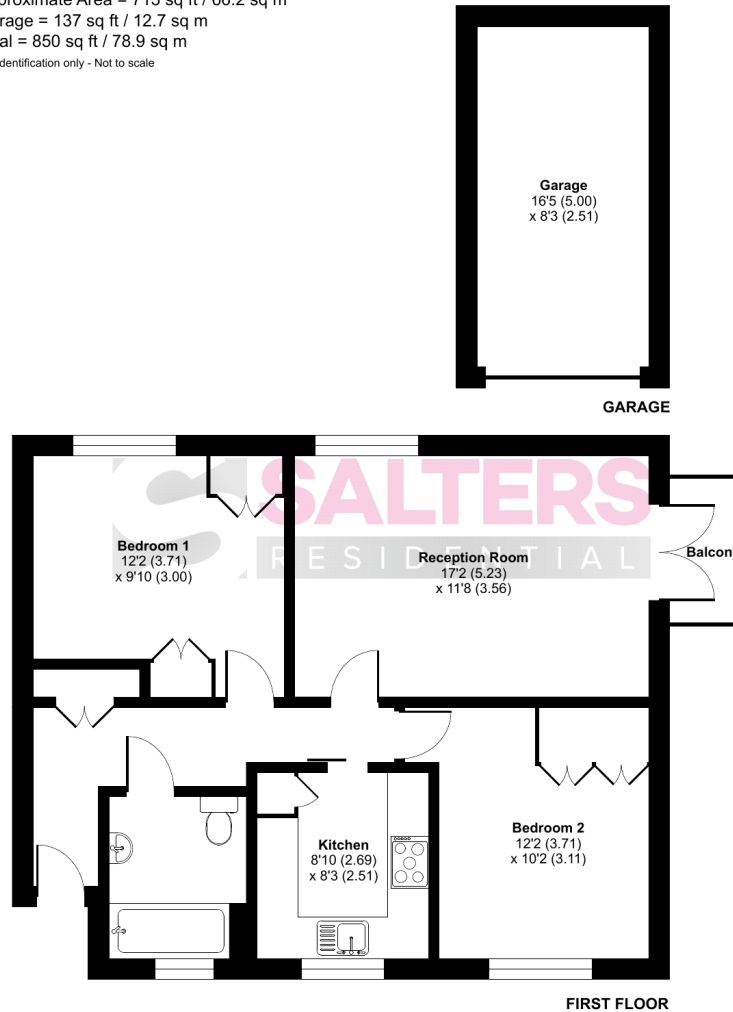
Biskra, Langley Road, Watford, WD17

Approximate Area = 713 sq ft / 66.2 sq m


Garage = 137 sq ft / 12.7 sq m

Total = 850 sq ft / 78.9 sq m

For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	73
(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.

Salters Residential
32 Langley Road
Nascot Wood, Watford
Herts, WD17 4PN

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

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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