





## A TWO BEDROOM FLAT WITH LARGE KITCHEN/BREAKFAST ROOM, LONG LEASE AND GARAGE

This second floor flat is located in the much sought after area of Nascot Wood with local bus services, a nearby Tesco Express, Watford town centre, the stunning Cassiobury Park and both Watford Junction and Watford Metropolitan Stations 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, large reception room, kitchen/breakfast room, two good size bedrooms and family bathroom.

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



### KEY FEATURES

- Security entry-phone
- Double glazing
- Garage
- Can be sold with tenants in situ or chain free sale
- Lease term: 141 years remaining
- Service charge: £1620 per annum
- Ground rent: Not applicable
- Kitchen/breakfast room



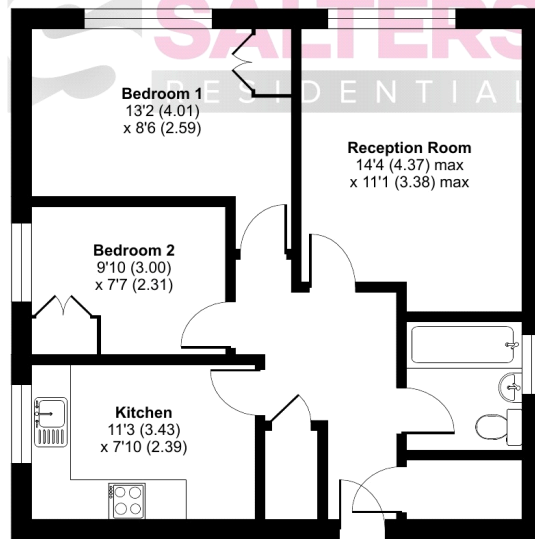
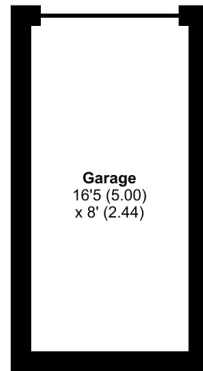
## Grandfield Avenue, Watford, WD17

Approximate Area = 616 sq ft / 57.2 sq m

Garage = 132 sq ft / 12.3 sq m


Total = 748 sq ft / 69.5 sq m

For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Salters Residential. REF: 1375173

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>72</b>	<b>74</b>
(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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