





## A TWO DOUBLE BEDROOM APARTMENT WITH ALLOCATED PARKING – SHARED OWNERSHIP SALE

This impressive third (top) floor apartment is to be sold 'chain free' and is situated within the highly sought after Cassio Metro development with the Metropolitan Line Station (174 mtrs) and the beautiful Cassiobury Park (328 mtrs), both within a couple of minutes walk. In addition, Watford town centre, local bus service, a choice of highly regarded schools that includes Watford Grammar School for Boys and major road links M1, M25 and M25 are also nearby. Accommodation consists of an entrance hallway with generous storage, lounge/dining room with front aspect balcony, modern fitted kitchen with integrated appliances, master bedroom with fitted wardrobes, additional double bedroom and family bathroom. Externally, there is an allocated parking space, ample visitor's parking spaces and well maintained communal gardens. There is also an on-site leisure complex for residents which includes a swimming pool, sauna, steam room and gym that is available to use for a monthly fee of just £30.



### KEY FEATURES

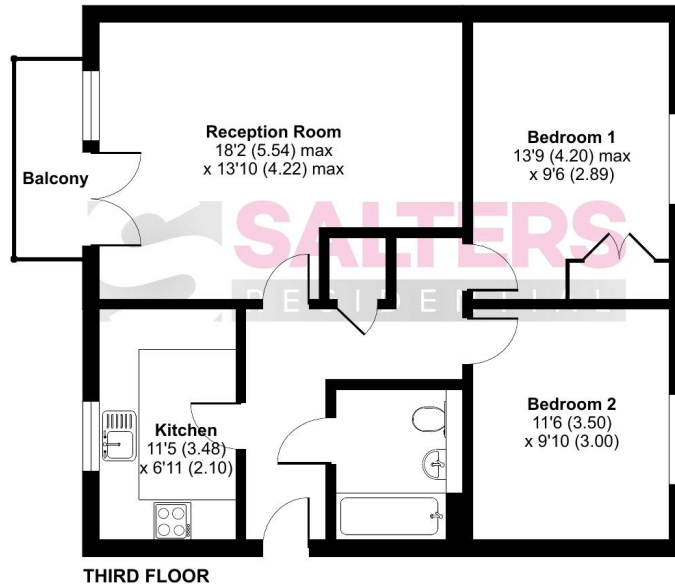
- Ground rent: Nil
- Service charge (Inc. building insurance): £172.59 pcm
- Rent to housing association: £530.89 pcm
- Lift
- Shared ownership sale
- Lease term remaining: 105 years
- Combi boiler installed 2022
- Allocated parking



## Venice Avenue, Watford, WD18

Approximate Area = 735 sq ft / 68.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemom 2025. Produced for Salters Residential. REF: 1381303

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>78</b>	<b>78</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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