





A SUPERB ONE BEDROOM FLAT WITH ALLOCATED PARKING AND EXTENDED LEASE – CHAIN FREE SALE

Perfect for first time buyers and buy to let investors! This well presented first floor (top) flat is situated within a very popular development within close proximity to Watford Junction (Euston within 18 minutes), the town centre and major road links M1, M25 and A41.

Accommodation consists of an entrance hallway with access to loft storage, an impressive double aspect open plan reception room/kitchen with Juliet balcony, double bedroom with fitted wardrobes and Juliet balcony and all complimented by a modern fitted bathroom suite.

Externally, there is an allocate parking space and there are numerous visitor's parking spaces.



KEY FEATURES

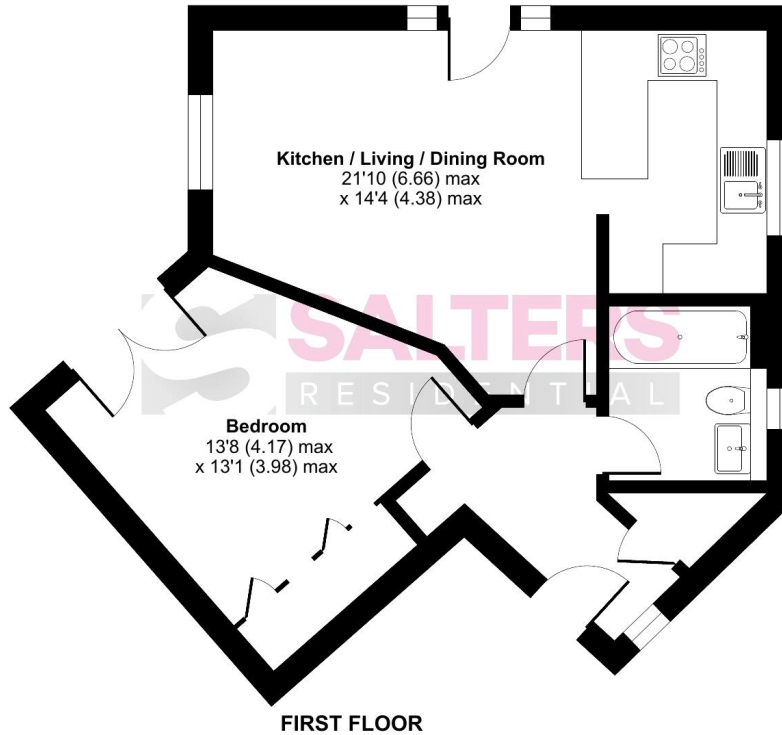
- Lease term: 178 years
- Service charge: £1793 per annum
- Ground rent: Peppercorn
- Large double bedroom with fitted wardrobes
- Allocated parking plus visitors spaces
- Short walk to Watford Junction



Norbury Avenue, Watford, WD24

Approximate Area = 520 sq ft / 48.3 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). © ncthemcom 2026. Produced for Salters Residential. REF: 1411016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	76
(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.

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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