





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

This bright and spacious second floor (top) flat is situated within the heart of Nascot Wood. The Spinney is a pleasant residential cul-de-sac and is conveniently located to easily access Watford Junction, the town centre, a choice of highly sought after nearby schools and the many independent shops and cafes along St Albans Road.

Accommodation consists of a 16ft 9' x 15ft 3' reception room, large kitchen, two double bedrooms, family bathroom w.c., and additional w.c.

Externally, there are well tended communal gardens, residents parking and garage.



KEY FEATURES

- Resident's parking and garage
- Re-carpeted and re-decorated throughout
- Vaillant 'combi' boiler installed 2021
- Lease term: 940 years remaining
- Service charge: £1200 per annum
- Ground rent: £15.75 per annum
- Double glazing



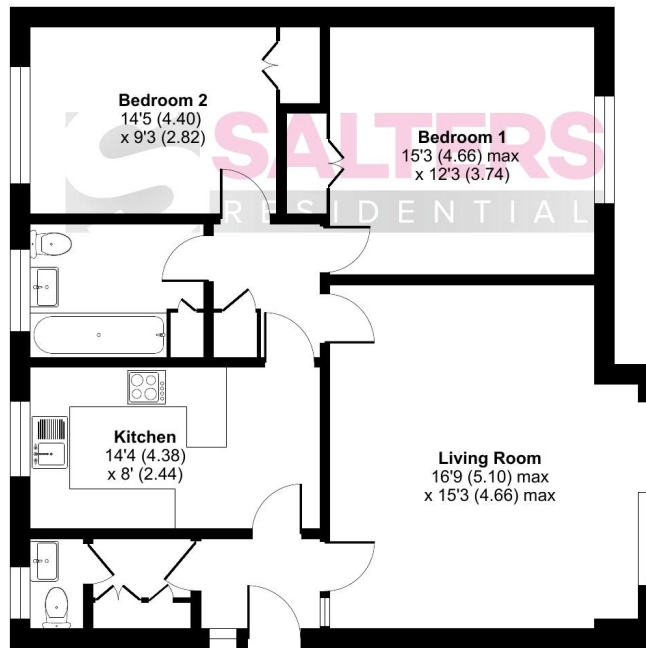
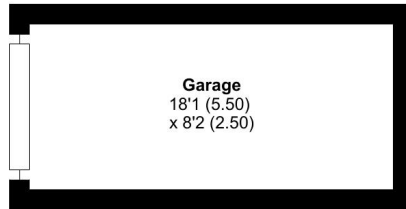
The Spinney, Watford, WD17

Approximate Area = 861 sq ft / 79.9 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1009 sq ft / 93.6 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). © nichecom 2026. Produced for Salters Residential. REF: 1429916

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(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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