

## A BRIGHT AND SPACIOUS ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT – SHARED OWNERSHIP SALE

This well presented apartment is located within the heart of Watford town centre, with Watford Junction (Euston from 16 minutes), excellent bus services and major road links M1, M25 and A41 all within a few minutes reach. The property is situated within a modern development and provides comfortable and low maintenance living

Accommodation consists of an entrance hallway with generous storage, an open plan reception room/kitchen, double bedroom and good size bathroom suite.

Externally, there are communal gardens and access into the development is via electronic gates and video entry phone. \* Please refer to agent regarding parking options.



### KEY FEATURES

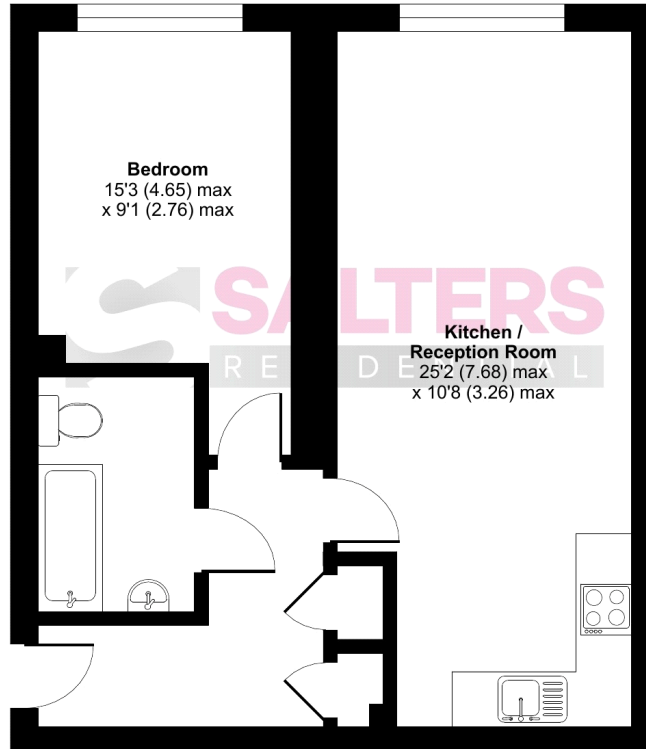
- Service charge (Inc building insurance): 272.18 pcm
- Rent to housing association £417.97 pcm
- Perfect for commuters and access to town centre
- Bicycle storage
- Chain free sale
- Shared ownership (40%)
- Lease term: 137 years remaining
- Parking options: See agent
- Video entry phone security



## Loates Lane, Watford, WD17


Approximate Area = 541 sq ft / 50.3 sq m

For identification only - Not to scale



FIRST FLOOR

 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: 1432933

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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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