





A ONE BEDROOM FIRST FLOOR FLAT WITH ALLOCATED PARKING AND LONG LEASE – CHAIN FREE SALE

We are delighted to offer for sale this bright and spacious first floor maisonette situated in the heart of Nascot Wood. This characterful property features high ceilings, is presented in good order throughout and is one of only five flats within this small development that is situated within a short walk of Watford Junction (Euston within 17 minutes), Watford town centre and a selection of local shops, cafes and independent shops.

Accommodation comprises of a 15ft 11' x 13ft 7' reception room, double bedroom with fitted wardrobes, kitchen with integrated appliances and a good size shower room.

Externally, there is an allocated parking space.



KEY FEATURES

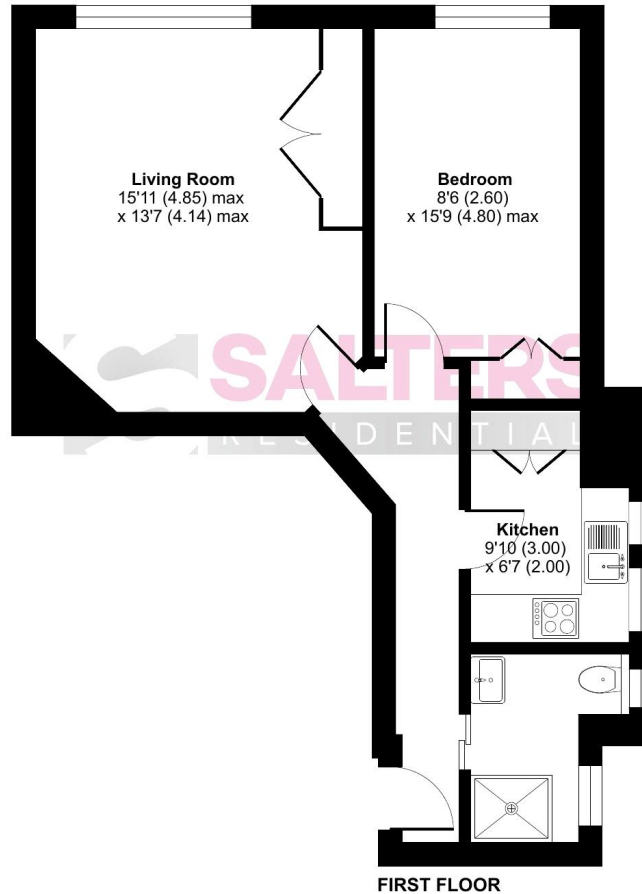
- Chain free sale
- Lease term: 124 years remaining
- Building insurance: Approx £390 per annum
- Service charge/Ground rent: No fixed annual charges
- High ceilings
- Allocated parking



Langley Road, Watford, WD17

Approximate Area = 527 sq ft / 48.9 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). © n3chem 2026. Produced for Salters Residential. REF: 1454848

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

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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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