SALTERS RESIDENTIAL

GUIDE PRICE £410,000

CAMPBELL COURT, NASCOT WOOD, WATFORD WD17 4BU

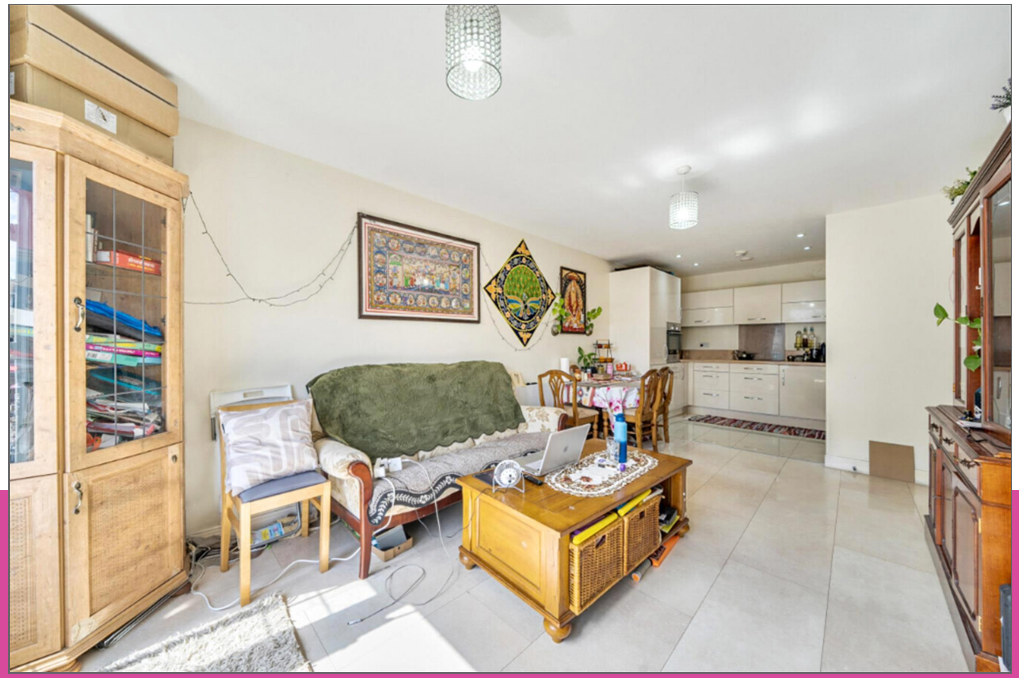
A SUPERB TWO DOUBLE BEDROOM /TWO BATHROOM APARTMENT – 30FT WIDE BALCONY & CHAIN FREE SALE

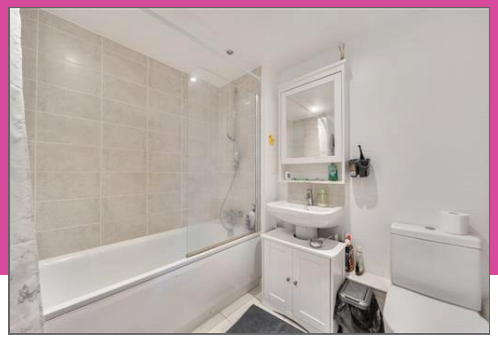
This first-floor apartment offers bright and spacious accommodation throughout and is within walking distance of Watford Junction, the town centre and the beautiful Cassiobury Park. In addition, major road links A41, M1 and M25 can all be easily reached within just a few minutes' drive. A children's playground and green space along with a Tesco Express also feature within this highly sought after residential setting.

The layout is made up of an entrance hallway with ample storage, a 24ft 10' x 10ft 11' open plan reception room/kitchen with integrated appliances, master bedroom with en-suite shower room, a second double bedroom and family bathroom.
Externally there is a fabulous 30ft wide balcony, allocated parking for one and there are also six visitor's parking spaces.

KEY FEATURES

- Lease term: 109 years remaining
- Service charge: £1500 per annum
- Ground rent: £300 per annum
- Chain free sale
- Surprisingly large and sunny aspect balcony
- Security entryphone
- Communal lift

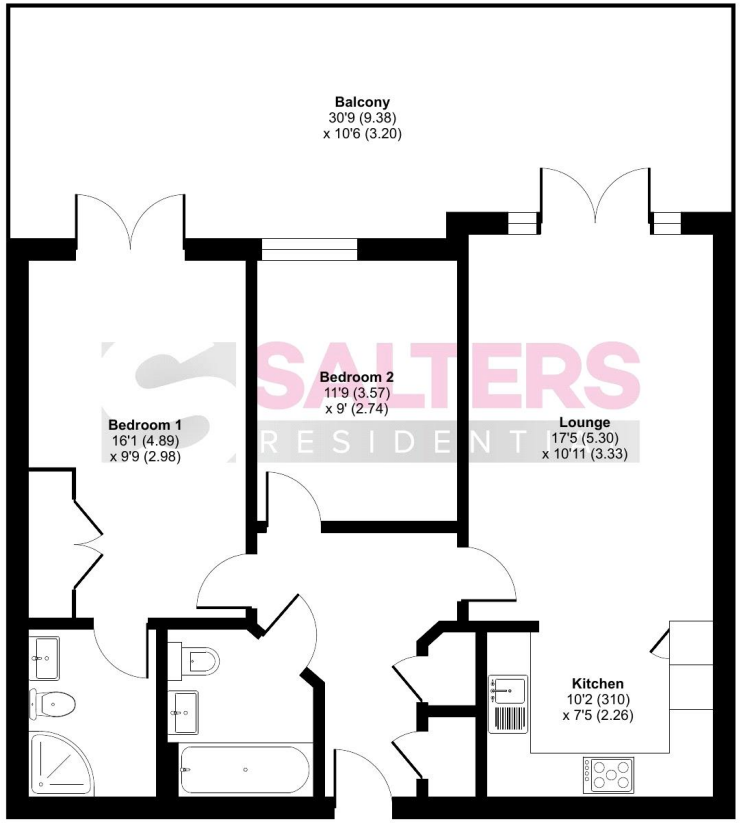




Colnhurst Road, Watford, WD17

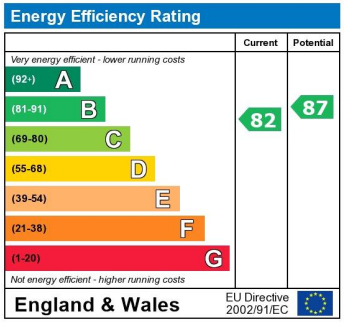
Approximate Area = 753 sq ft / 69.9 sq m

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). Produced for Salters Residential. REF: 1477191 © nichecom 2026.



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.