SALTERS RESIDENTIAL

GUIDE PRICE £184,950

ESSEX ROAD, NASCOT WOOD, WATFORD WD17 4EP

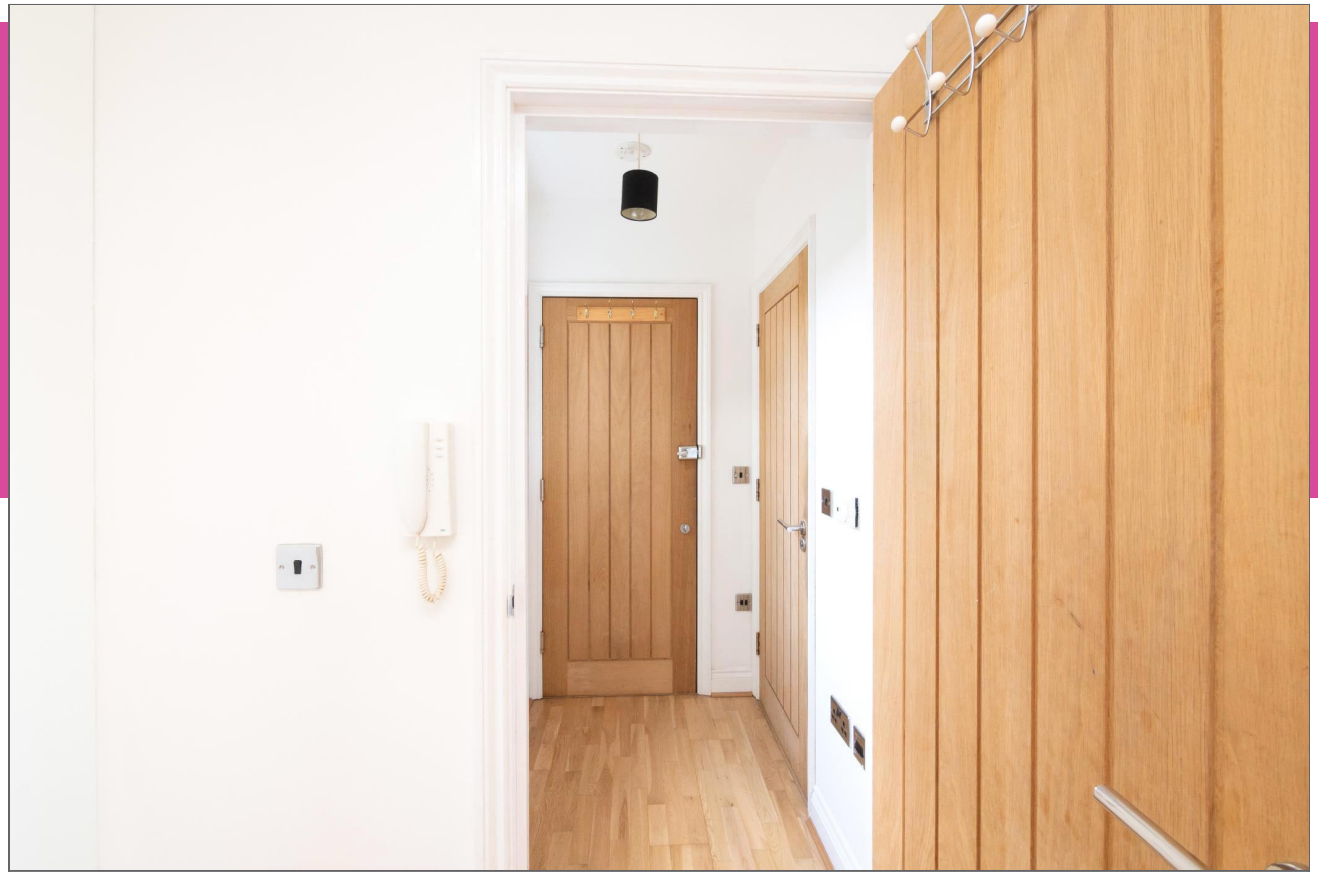
A ONE BEDROOM GROUND FLOOR FLAT - ATTRACTIVE DEVELOPMENT & CHAIN FREE SALE

This modern, purpose built ground floor flat forms part of a small development built in 2013. Situated walking distance of Watford Junction, the numerous shops, bars and cafes in Watford town centre and the beautiful Cassiobury Park, this really is an ideal first time purchase or buy to let investment.

Accommodation comprises of an entrance hallway that leads in to a bright, open plan reception room/kitchen, a double bedroom with fitted wardrobes and a white, fully tiled bathroom.

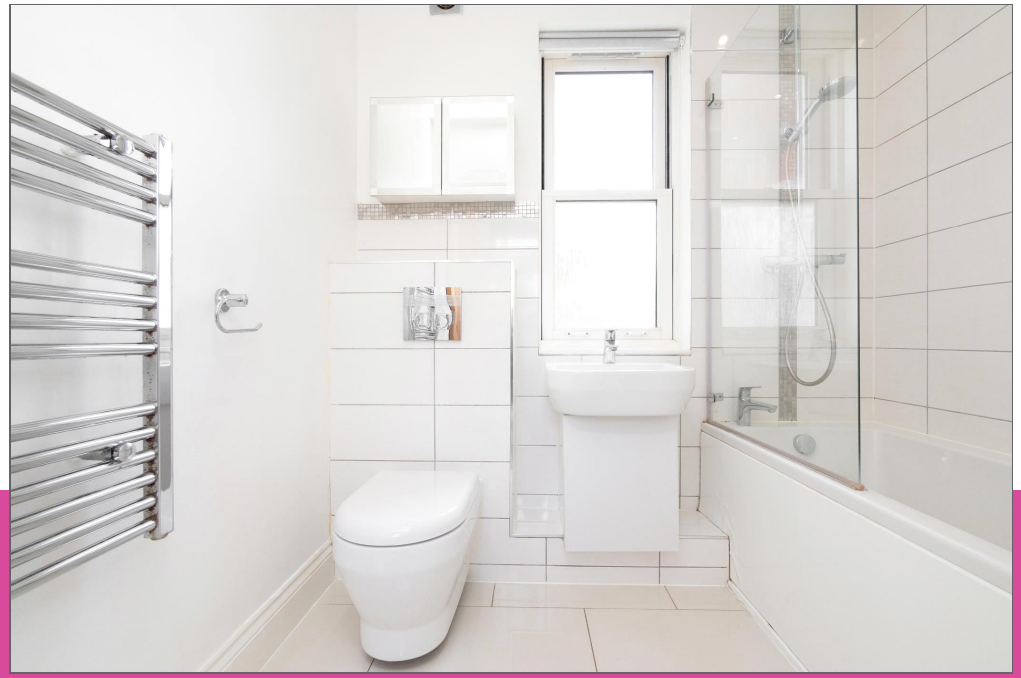
Externally, there is a good size communal garden.

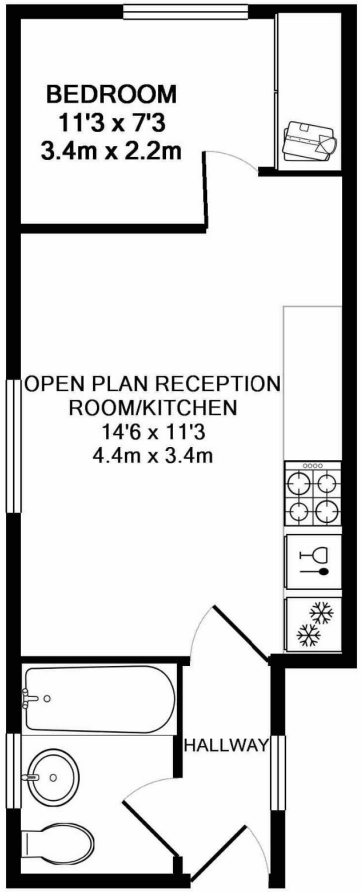
Tenure: Leasehold



KEY FEATURES

- Entryphone security
- Large communal garden
- Transport and shopping facilities close by
- No allocated parking or CPZ permit available - See agent for options
- Lease term: 112 years remaining
- Service charge/ground rent/ building insurance: £2200 PA
- Double glazed sash windows
- Modern kitchen with integrated appliances





TOTAL APPROX. FLOOR AREA 30.5 sq mtrs. / 328 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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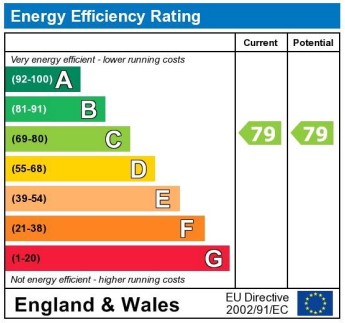

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.