SALTERS RESIDENTIAL

GUIDE PRICE £169,950

ELTON PARK, NASCOT WOOD, WATFORD WD17 4NW

A SURPRISINGLY SPACIOUS BRIGHT STUDIO FLAT WITH LONG LEASE & ALLOCATED PARKING – CHAIN FREE

We are delighted to offer for sale a rarely available studio flat situated in the heart of the highly sought after Nascot Wood area of Watford. Elton Park is a small development of purpose-built flats, and this particular flat is situated in a block of only four properties. The property is perfectly situated for commuters as Watford Junction (17 minutes to Euston) and a variety of bus services are within a short walking distance. Watford town centre and a host of nearby independent shops and cafes are also within just a few minutes' walk.

The property is made up of a large studio room (14ft 2 x 13ft 7) with fitted wardrobes and a pull-down double bed, good size kitchen and bathroom.

Externally, there are well maintained communal gardens, an allocated parking space plus several visitor's parking spaces.

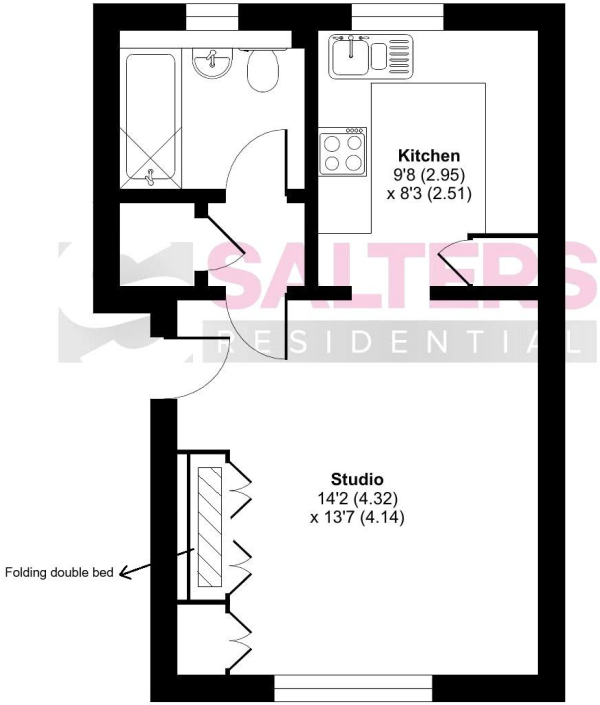
KEY FEATURES

- Service charge: £1444 per annum (plus £625 reserve fund)
- Building insurance : £155.58 per annum
- Ground rent: Nil
- Situated to the rear of the development
- Security entryphone system
- Allocated parking plus visitors spaces
- Practical space saving pull down double bed

Elton Park, Watford, WD17

Approximate Area = 353 sq ft / 32.8 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: 1522049

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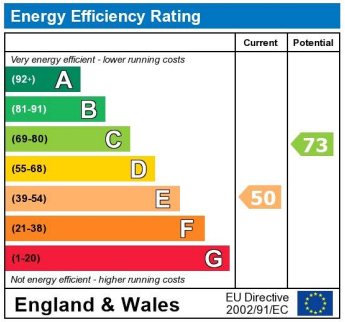

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.