

Nascot Street, Watford, Hertfordshire, WD17 4RB



£445,000 Leasehold
2 Double Bedroom First Floor Maisonette

A prestigious TWO DOUBLE BEDROOM FIRST FLOOR MASONETTE, located a stones throw away from Watford Junction Station.

- MODERN KITCHEN/LIVING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- OWN FRONT DOOR
- AMPLE STORAGE
- PARKING
- CLOSE TO AMENITIES
- CLOSE TO STATION

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This property comprises of a spacious, modern open plan kitchen/living/dining room, that benefits from integrated appliances and ample storage. There are two double bedrooms, one of which has a wall of built-in wardrobes. There is a three-piece bathroom suite finished to the highest standard, as well as further storage throughout the flat.

Externally, there is a courtyard that houses the bin and cycle storage, and a private storage cupboard that belongs to the flat. This property has the added benefit of being allowed to park in the courtyard.

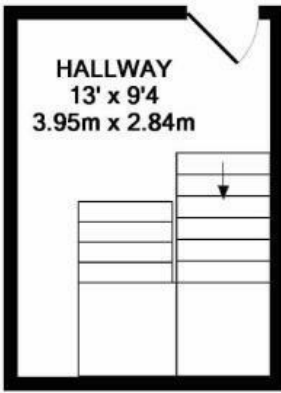
Situated in a Mews development just off Nascot Street in Nascot Village which is sought-after residential area within easy walking distance of local shops and amenities. Watford Junction Station is just 0.2 miles away, which provides easy access to London Euston. Major road links such as the M1, M25 and A41 are all within easy access. Cassiobury Park is just a short walk away and benefits from cafes, a bowls and lawn tennis club.

- Local Authority: Watford Council
- Council Tax: Band C Approx. £1987.83 (2024-2025)
- Approx. Floor Area: 783 Sq ft / 72.8 Sqm
- Lease Remaining: Approx. 119 years remaining
- Annual Service Charge and Review: Approx. £940.00 per annum
- Annual Ground Rent and Review: Approx. £300.00 per annum
- Nearest Station: 0.2 miles Watford Junction Station – Overground

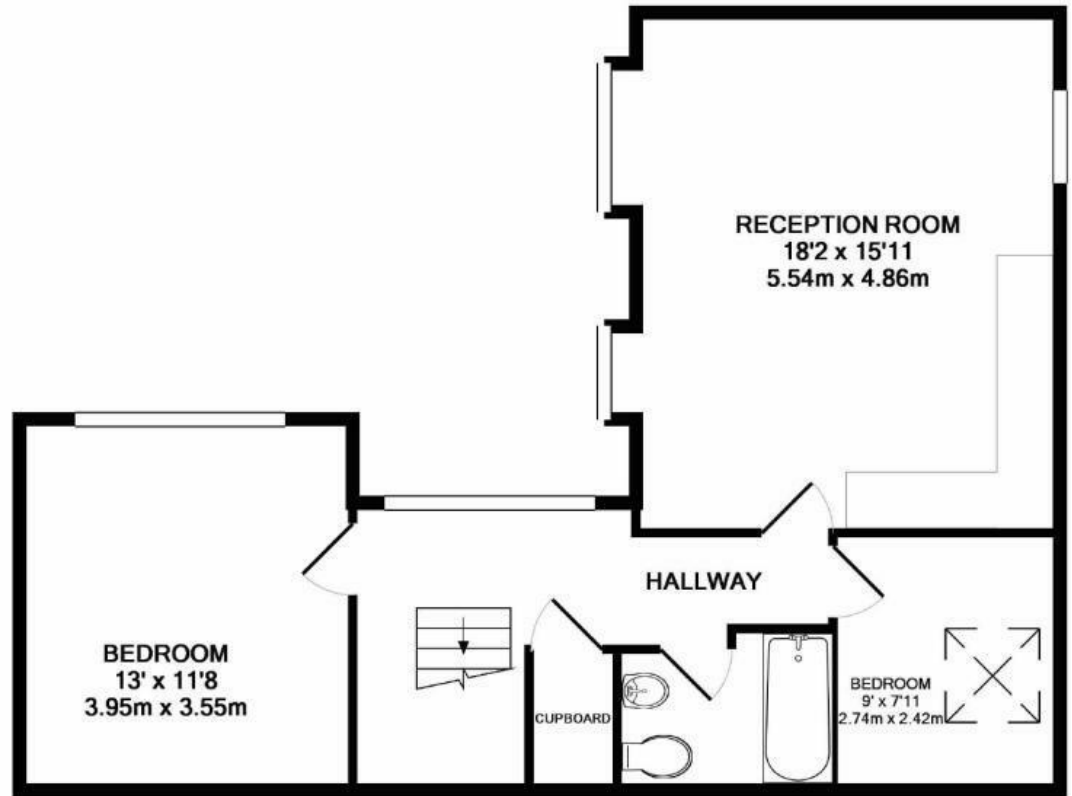


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GROUND FLOOR
APPROX. FLOOR
AREA 121 SQ.FT.
(11.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)

FLAT THE BOTTLEWORKS
TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.8 SQ.M.)

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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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

