



8 Brewery Mews, Watford
£260,000

proffitt
& holt





Brewery Mews

Watford

Proffitt & Holt present this well-appointed one-bedroom first-floor flat located in the desirable Nascot Village. Offering a blend of comfort and practicality, this property is ideal for those seeking a convenient lifestyle within easy reach of amenities and transport links.

The focal point of the flat, the open-plan kitchen/living room provides a versatile space for modern living. Well-designed and functional, it offers ample room for relaxation and entertainment. Maintained to a high standard, the flat features neutral decor and contemporary finishes throughout. With attention to detail evident in every corner, this property is ready for immediate occupancy. Situated within walking distance of Watford Junction station, commuting is made easy for residents.

Additionally, local amenities including shops, parks, and dining options are all within close proximity, enhancing the convenience of daily living. Offering a practical layout and a prime location, this one-bedroom flat presents an excellent opportunity for buyers and investors alike.





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Nascot Village is a sought-after residential area within easy walking distance of local shops and amenities, Watford Junction mainline station and Watford town centre. The M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes and both Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

FEATURES

- No Upper Chain
- First Floor
- 1 Bedroom
- 1 Bathroom
- 1 Reception
- Good Decorative Order





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

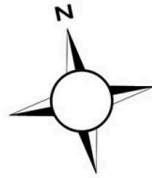
Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

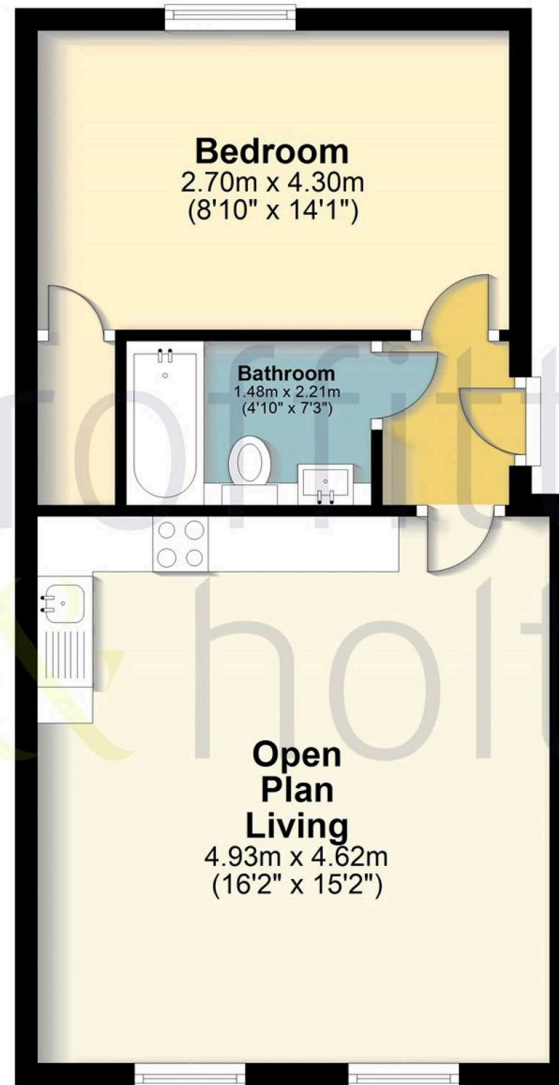
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 41.5 sq. metres (447.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features
are approximate only. Total area includes garages and outbuildings -
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Proffitt & Holt – Watford

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