



Salters Gardens, Church Road, Nascot Village, Watford

Guide Price **£180,000**

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& holt





Salters Gardens, Church Road

Nascot Village, Watford

A well-presented one bedroom ground floor retirement apartment for people aged 60 years and over, located in this charming development with delightful communal gardens and just a short distance to Watford town centre.

The property benefits from a spacious lounge with built-in storage cupboard, fitted kitchen, plus bathroom, and enjoys an array of features associated with a retirement development: an on-call scheme manager, communal lounge, communal laundry room, and guest rooms for visitors.

EPC – EER: D





Salters Gardens, Church Road

Nascot Village, Watford

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Visitors Guest Room
- Communal Lounge
- Large Bedroom
- Lounge
- On-Call Scheme Manager
- Bathroom
- Communal Laundry
- Residents Parking Area
- 24/7 Emergency Support Service
- Fitted Kitchen
- Delightful Communal Gardens and Grounds





Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at thispostcode*

Suitable for**

Web & social

Flawless video calls

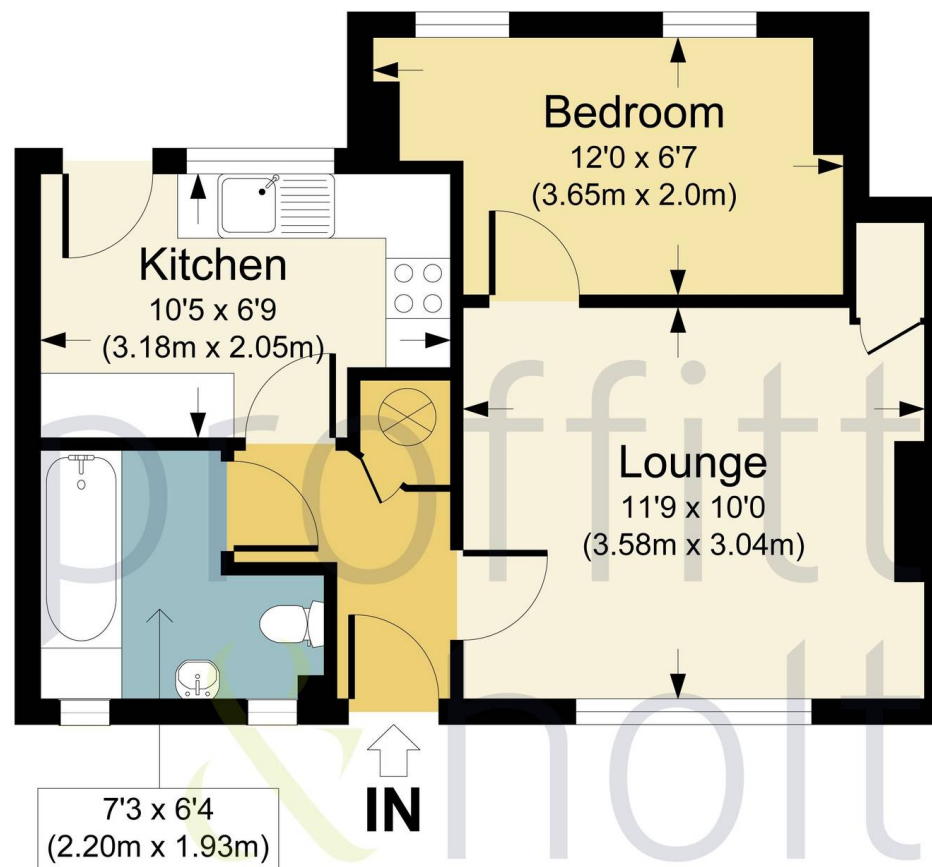
4K streaming

Online gaming

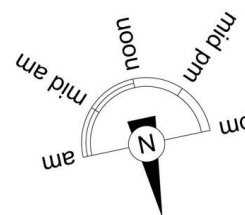
LOCATION

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.





Ground Floor



SALTERS GARDENS, WD17

APPROX. GROSS INTERNAL FLOOR AREA 340.35 SQ FT / 31.62 SQ M.

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Proffitt & Holt – Watford

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