



Kirkwood Court, Nascot Wood, Watford

In Excess of £325,000

proffitt
& holt





Kirkwood Court

Nascot Wood, Watford

Proffitt & Holt are pleased to present this attractive two-bedroom, two-bathroom second-floor apartment in the sought-after Willow Grange development, located within the desirable Nascot Wood area.

This well-maintained property offers spacious and comfortable living, ideal for first-time buyers or investors alike. The apartment is set within a secure, gated development, providing both privacy and convenience.

As you enter, you are greeted by a bright and welcoming hallway that leads to an open-plan kitchen and living area. The kitchen is fully equipped with modern appliances, perfect for those who enjoy cooking and entertaining. The living area is generously proportioned, offering a relaxed space with plenty of natural light.

The apartment boasts two double bedrooms, with the master benefiting from its own en-suite shower room, while the second bedroom is served by a stylish family bathroom.

Residents can enjoy the use of well-kept communal gardens, as well as a private gym, adding to the appeal of this excellent home. An allocated parking space is included, with additional visitor parking available for guests.

Positioned within easy reach of Watford Junction station, this property is an ideal choice for commuters, providing quick access to central London. The popular Cassiobury Park is also just a short walk away. The property is being sold with no upper chain, making it an easy purchase for those looking to move quickly.





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Located in the sought-after residential area of Nascot Wood with the highly regarded Nascot Wood Infants and Nursery School and Nascot Wood Junior School, the "Green Flag" award winning Cheslyn Gardens, and just a short walk to "Green Flag" award winning Cassiobury Park with access to the River Gade, the Grand Union Canal, two cafes and paddling pool leisure area. The Watford Palace Theatre in the Town Centre is in walking distance, as are excellent shopping facilities including the indoor Atria shopping centre and numerous restaurants. Watford Junction Station is around 15 mins' walk, providing fast and frequent services to London, Euston. Both the M1 and M25 motorways are typically within a 10-min drive.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Two Bedroom Second Floor Apartment
- Allocated and Guest Parking
- Gated Development
- No Upper Chain
- Close to Cassiobury Park
- Desirable Location
- En-Suite to Master
- Close to Watford Junction Station
- Close Proximity to M25 and M1





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.





Second Floor

KIRKWOOD COURT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 825 SQ FT / 77 SQ M

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Proffitt & Holt – Watford

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