



Langwood, Langley Road, Nascot Wood, Watford

In Excess of £367,500

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& holt





Langwood

Nascot Wood, Watford

A spacious and well-presented two-bedroom second floor apartment, located within the highly regarded 'Langwood' development in Nascot Wood – offered to the market with no upper chain, garage en bloc, and a long lease of approximately 975 years remaining.

This attractive apartment offers light-filled accommodation throughout and is set within beautifully maintained communal gardens, offering a peaceful setting while remaining within easy reach of Watford town centre, major road links and transport facilities including just 10 minutes' walk to Watford Junction (access to London Euston in as little as 16 minutes).

The internal layout comprises a welcoming entrance hallway with ample fitted storage, a generous dual-aspect lounge/dining room measuring over 17ft in length, and a well-proportioned kitchen with plenty of worktop and cupboard space. Both bedrooms are comfortably sized doubles, with the principal bedroom enjoying a leafy outlook over the gardens. The property also features a full bathroom suite, additional WC, and further built-in storage—ideal for those looking to maximise space. Additional benefits include a garage en bloc, residents' parking, and access to the development's beautifully maintained communal gardens—perfect for relaxing or socialising outdoors. With a long lease of approximately 975 years remaining, no upper chain, and the potential to modernise further if desired, this property makes an ideal purchase for first-time buyers, downsizers, or those seeking a well-connected and low-maintenance home.

Early viewing is strongly recommended.

Council Tax Band: D Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Langwood

Nascot Wood, Watford



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, as well as the "Green Flag" award winning Cheslyn Gardens, and just a short walk to the entrance of the "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.

For the commuter, Watford Junction Station is around 10 minutes' walk and provides fast and frequent services to London, Euston. Both the M1 and M25 motorways are typically within a 10-minute drive.

- Long Lease of approximately 975 years remaining
- Spacious and Well-Presented Second Floor Apartment
- Beautifully Maintained Communal Gardens
- Garage En Bloc and Residents' Parking
- Sought After Location
- 10 minutes walk of Watford Junction Station and Easy Distance of Watford Town Centre



- Located just 0.5 miles from Watford Junction Mainline Station
- Long Lease of approximately 975 years



For broadband and mobile speeds see:

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

General Information

Services

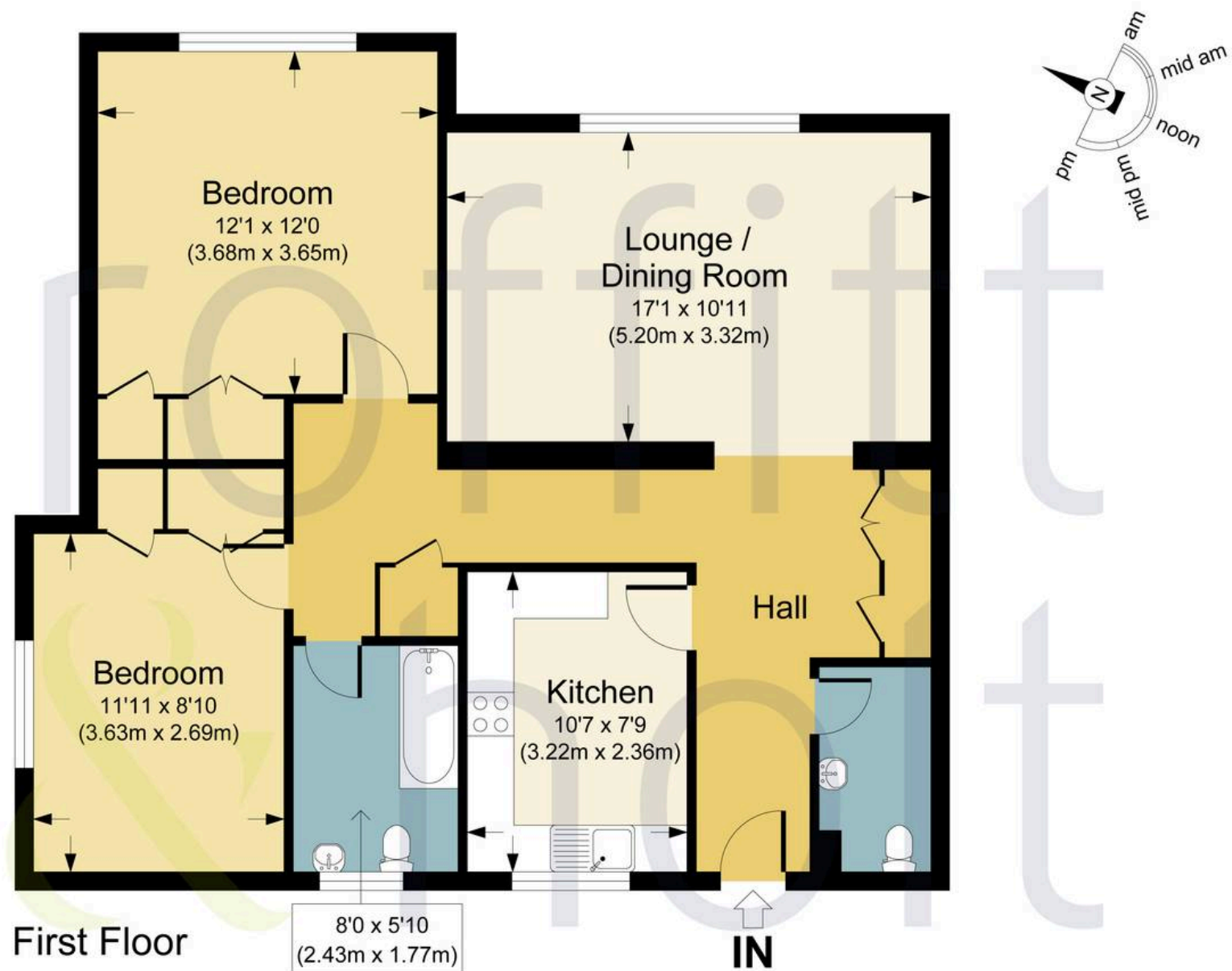
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







LANGWOOD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 826.02 SQ FT / 76.74 SQ M.

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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

