



Haywood Crescent, Lockhart Road, Nascot Wood, Watford
£240,000

proffitt
& holt





Haywood Crescent, Lockhart Road

Nascot Wood, Watford

Situated within the exclusive gated development in Nascot Wood, is this beautifully presented second floor one-bedroom flat which offers contemporary living in a sought-after location.

Perfectly suited for professionals or couples, this residence combines comfort, security, and convenience. There is a spacious entrance hall which leads to all rooms and has a convenient boiler/storage cupboard. The open-plan living/dining area is bright and inviting and flows through to the adjoining kitchen, which is fully equipped with modern appliances and has ample storage, providing functionality without compromising on style. There is one spacious double bedroom and a modern shower room.

Outside, residents can enjoy access to communal gardens, providing a tranquil setting for relaxation or outdoor activities. The property also benefits from allocated parking, ensuring convenient access for residents, as well as access to an on-site indoor gym.

Located within close proximity to local amenities, including shops, parks, restaurants, transport links and mainline station, this flat offers both comfort and practicality. With its secure gated environment and modern features, this property presents an attractive opportunity for those seeking to live in Nascot Wood.





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Nascot Wood is a sought-after residential area with the highly regarded Nascot Wood Infants and Nursery School, Nascot Wood Junior School, 'Green Flag' award-winning Cheslyn Gardens. Also a short distance to Watford Metropolitan Line station and 'Green Flag' award-winning Cassiobury Park with access to the River Gade and the Grand Union Canal, two cafes and paddling pool leisure area. Watford Town Centre is approximately a distance of one mile with the Atria Watford Shopping Centre, The Palace and The Pumphouse theatres, Watford Colosseum and numerous restaurants. Watford Junction mainline station is a similar distance with fast and frequent services to London, Euston. Both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

Council Tax Band: C Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Modern and Beautifully Presented
- One Bedroom Apartment
- Entrance Hall
- Living/Dining Room
- Modern Kitchen
- Modern Shower Room
- Off-Street Parking
- Walking Distance to Watford Junction
- Close to Local Amenities





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.

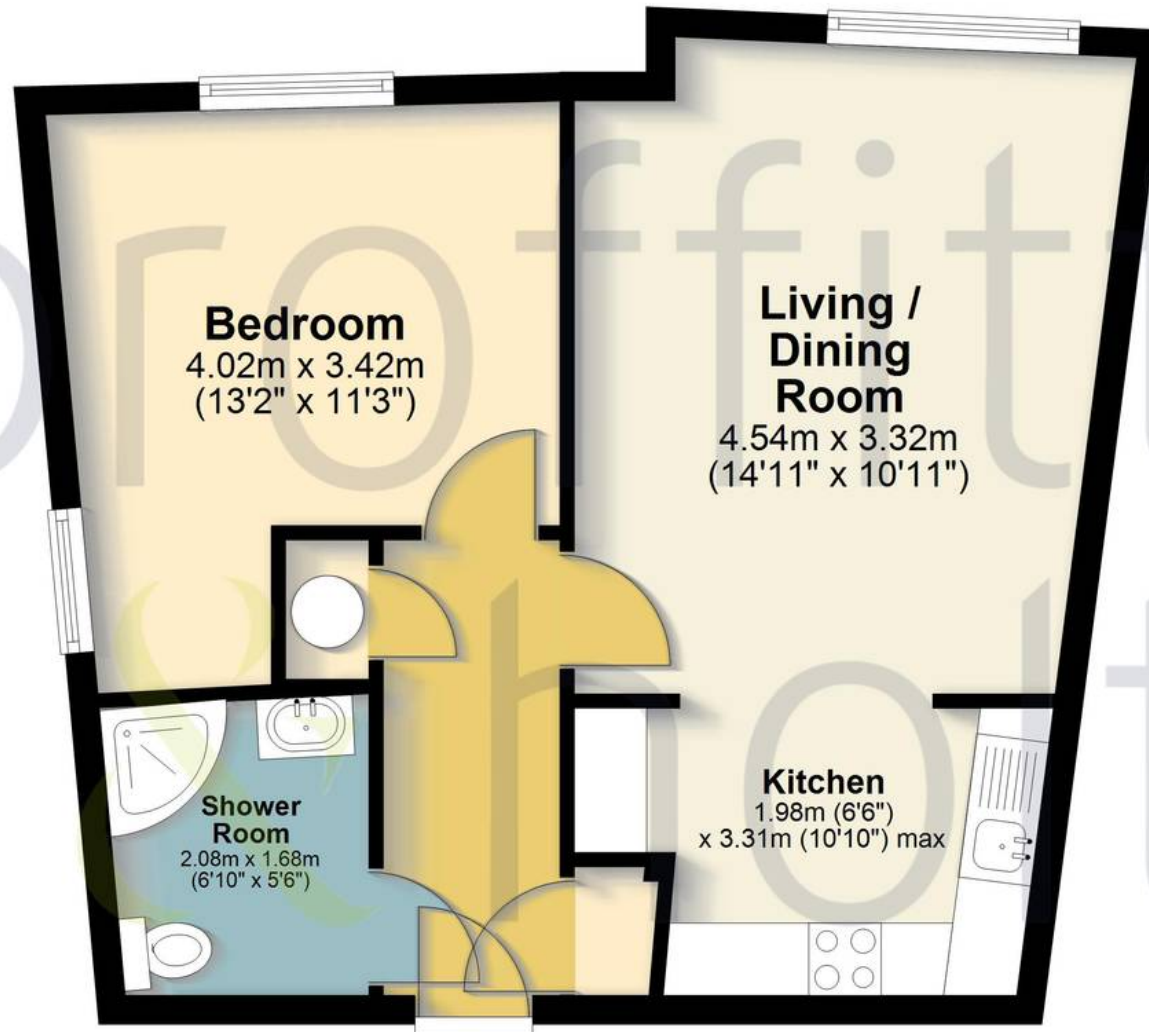






Second Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 43.2 sq. metres (465.4 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 - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt – Watford

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