



**Rouper Court, Alexandra Road, Watford, WD17 4QY**

**welcome to**

**Rouper Court Alexandra Road, Watford**

This charming first floor 1- bedroom flat located on Alexandra Road is in a very desirable and sought after location of Nascot Wood which offers many beneficial factors. Call us today to view!







**Entrance**

**Kitchen/Lounge**

22' x 17' 11" ( 6.71m x 5.46m )

**Bedroom**

13' 1" x 11' 3" ( 3.99m x 3.43m )

**Bathroom**

7' x 6' 6" ( 2.13m x 1.98m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Rouper Court Alexandra Road, Watford

- First Floor 1-Bedroom Flat
- Open Plan Living
- Private Communal Garden
- Immaculate Condition
- Excellent Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Aug 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [browandmerry.co.uk/Property/WAF104216](https://www.browandmerry.co.uk/Property/WAF104216)



Property Ref:  
WAF104216 - 0005

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