



**Silas Court, Lockhart Road, Watford WD17 4BQ**

**welcome to**

**Silas Court Lockhart Road, Watford**

Nestled in the sought-after Nascot Wood area, this modern and spacious 2-bedroom first-floor flat is situated within the exclusive, gated Silas Court development. Offering the perfect blend of convenience and contemporary living, this property is ideal for professionals looking for a modern apartment with easy access into London.





### Entrance

8' 9" x 7' 2" ( 2.67m x 2.18m )

### Lounge

16' 3" x 11' 1" ( 4.95m x 3.38m )

### Kitchen

11' 11" x 6' ( 3.63m x 1.83m )

### Bedroom 1

13' 3" to max x 11' to max ( 4.04m to max x 3.35m to max )

### En Suite

7' 11" x 3' 9" ( 2.41m x 1.14m )

### Bedroom 2

9' 8" x 7' 4" ( 2.95m x 2.24m )

### Bathroom

6' 11" x 5' 10" ( 2.11m x 1.78m )

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)



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## Silas Court Lockhart Road, Watford

- 2 Bedroom First Floor Flat
- Modern Fitted Kitchen
- Lift Servicing All Floors
- Allocated Parking
- Gated Development

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Feb 2008. 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

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [browandmerry.co.uk/Property/WAF104039](https://www.browandmerry.co.uk/Property/WAF104039)



Property Ref:  
WAF104039 - 0004

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