



**Arden Court, Lockhart Road, Watford, WD17 4AQ**

**welcome to**

**Arden Court Lockhart Road, Watford**

This elegant two-bedroom ground-floor flat in a secure gated development on Lockhart Road, Nascot Wood, features a bright open-plan lounge/kitchen, master en suite, second bedroom, family bathroom, and is just 0.6 miles from Watford Junction with easy access to the M1, M25, and A41.





### Entrance

### Lounge

15' 6" x 15' 3" ( 4.72m x 4.65m )

### Kitchen

11' x 6' ( 3.35m x 1.83m )

### Bedroom 1

13' x 10' 2" ( 3.96m x 3.10m )

### En Suite

8' 7" x 3' 11" ( 2.62m x 1.19m )

### Bedroom 2

10' 10" x 10' 2" ( 3.30m x 3.10m )

### Bathroom

6' 10" x 5' 7" ( 2.08m x 1.70m )

### Total Floor Area (from the EPC)

65 Square Metres

### Agent's Note

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

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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## Arden Court Lockhart Road, Watford

- 2-Bedroom Flat
- Ground Floor
- Nascot Wood Location
- Secure Gated Development
- Master Bedroom with an En-suite

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £315,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104538](https://www.brownandmerry.co.uk/Property/WAF104538)



Property Ref:  
WAF104538 - 0003

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