



**Nash Trade House, Woodford Road, Watford, WD17 1PB**

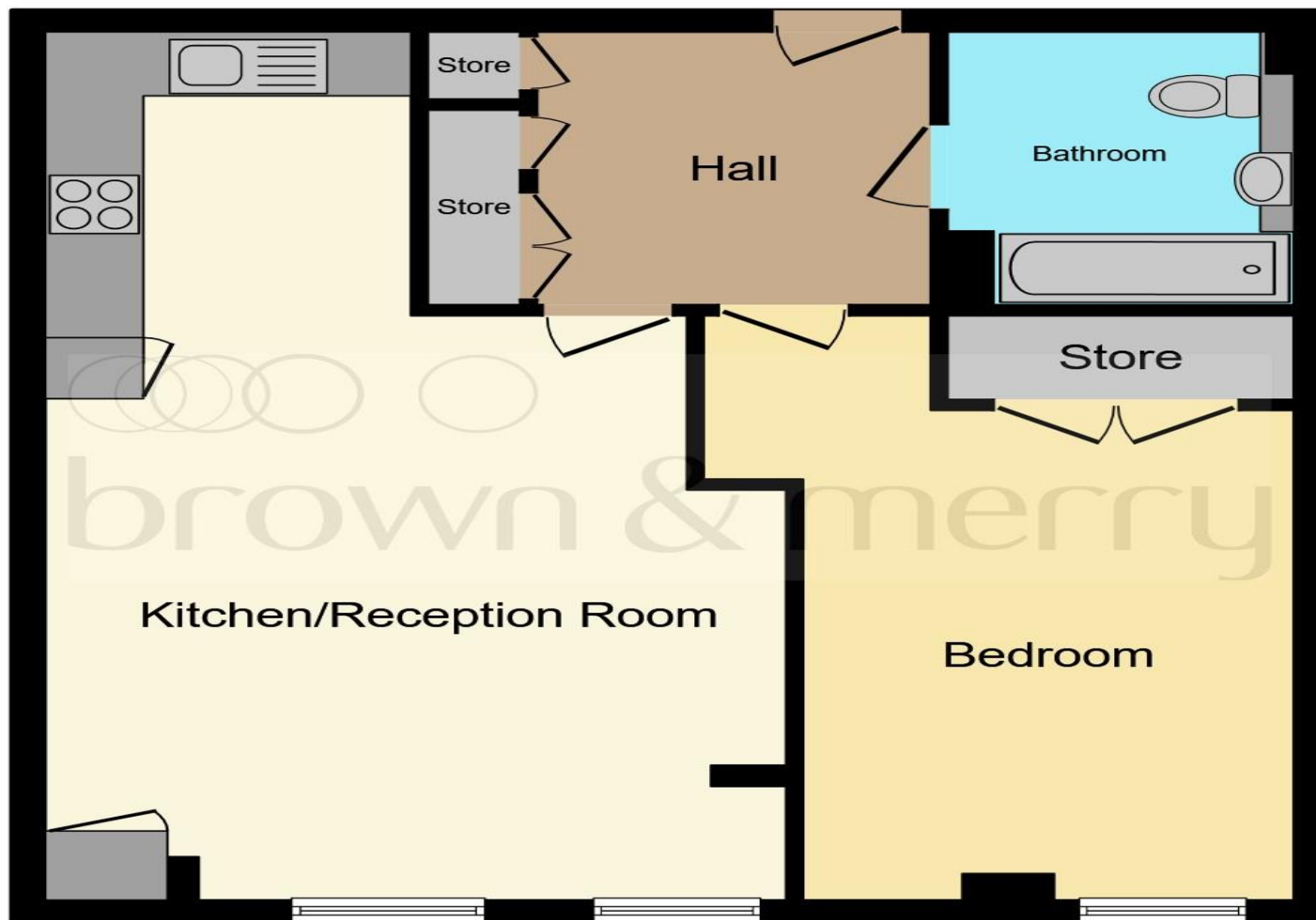
**welcome to**

## **Nash Trade House Woodford Road, Watford**

50% shared ownership! This excellent one bedroom ground floor flat is perfect for first time buyers. This property is one to not miss out on, with its superb living accommodation and prime location, Call us today!







### Entrance

### Kitchen/Lounge

26' 10" x 14' 10" ( 8.18m x 4.52m )

### Bathroom

8' 4" x 7' ( 2.54m x 2.13m )

### Bedroom

18' x 11' 10" ( 5.49m x 3.61m )

### Total Floor Area (from the EPC)

62 Square Metres

### Agents Note

This property is currently under shared ownership in conjunction with Home Group Housing Association who have criteria for any purchase. The advertised price is for the sellers 50% share. £452.08 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1340; Management Charge is £90. Please contact with Home Group Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

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**

## **Nash Trade House Woodford Road, Watford**

- 50% Shared Ownership
- One Bedroom Ground Floor Flat
- Modern Furnishings Throughout
- Perfect For First Time Buyers
- Excellent Living Accommodation Throughout

Tenure: Leasehold EPC Rating: B

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.

# £155,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104585](https://www.brownandmerry.co.uk/Property/WAF104585)



Property Ref:  
WAF104585 - 0002

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