



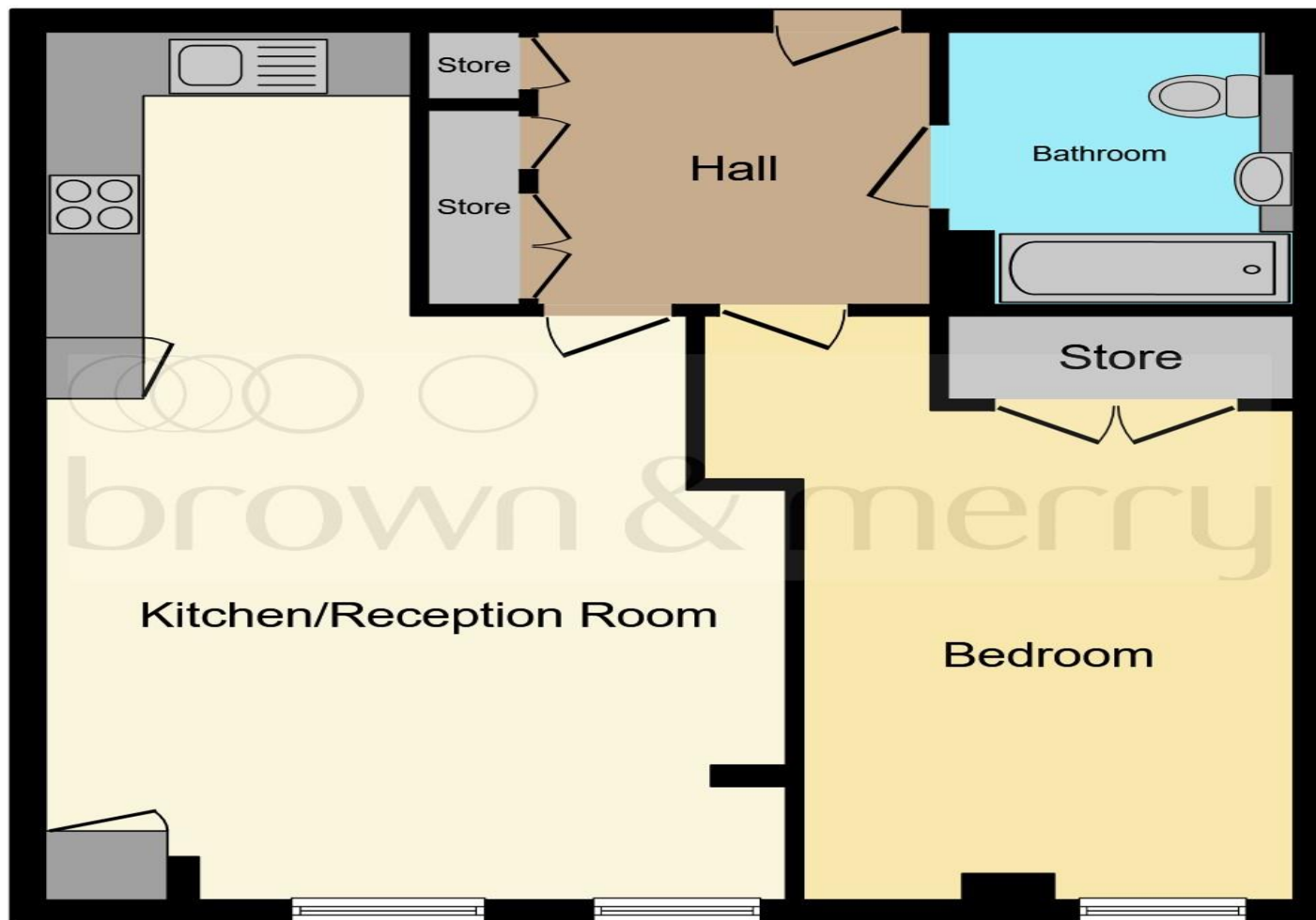
Nash Trade, House Woodford Road, Watford, WD17 1PB

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

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

Council Tax Band: C Service Charge: 1340.00

Ground Rent: Ask Agent

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.

Offers over

£140,000



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 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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