



Nascot Street, Watford, WD17 4RB

welcome to

Nascot Street, Watford

One Bedroom apartment in private Mews road located in sought-after Nascot Wood, offering an open-plan lounge/kitchen, a spacious bedroom and stylish bathroom. Ideally located near Watford Junction and or Watford Met Line for commuting into London.

Entrance

Lounge/Kitchen

15' 2" x 14' 7" into wardrobe (4.62m x 4.45m into

wardrobe)

Modern fitted kitchen with floor & head units & a

fitted wardrobe



Bedroom

9' 6" x 8' 10" (2.90m x 2.69m)

Bathroom

6' 9" x 5' 9" (2.06m x 1.75m)

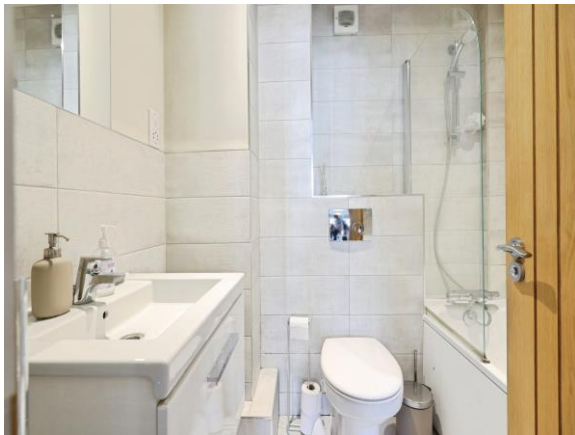
Communal Garden





Situated on the ever-popular Nascot Street in the sought-after Nascot Wood location, this charming one-bedroom ground floor flat is offered to the market chain free.

Upon entering, you are welcomed into the bright open-plan lounge/kitchen, featuring a modern fitted kitchen with both base and wall units, a fitted wardrobe neatly incorporated into the lounge area, and a useful storage cupboard. The property further comprises a generously proportioned bedroom and a stylish part-tiled bathroom complete with a towel radiator. Residents also benefit from access to a well-maintained communal garden.



Perfectly positioned for commuters, the flat is just 0.3 miles from Watford Junction Station and 0.5 miles from Watford Town Centre, with excellent road links nearby including the M1, M25 and A41. Local amenities, shops, and green spaces are all within easy reach, making this an ideal purchase for first-time buyers or investors alike.



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- 1-Bedroom Ground Floor Flat
- Nascot Village Location
- Chain Free
- Modern Fitted Kitchen
- 118 Years Left on the Lease

Tenure: Leasehold EPC Rating: C

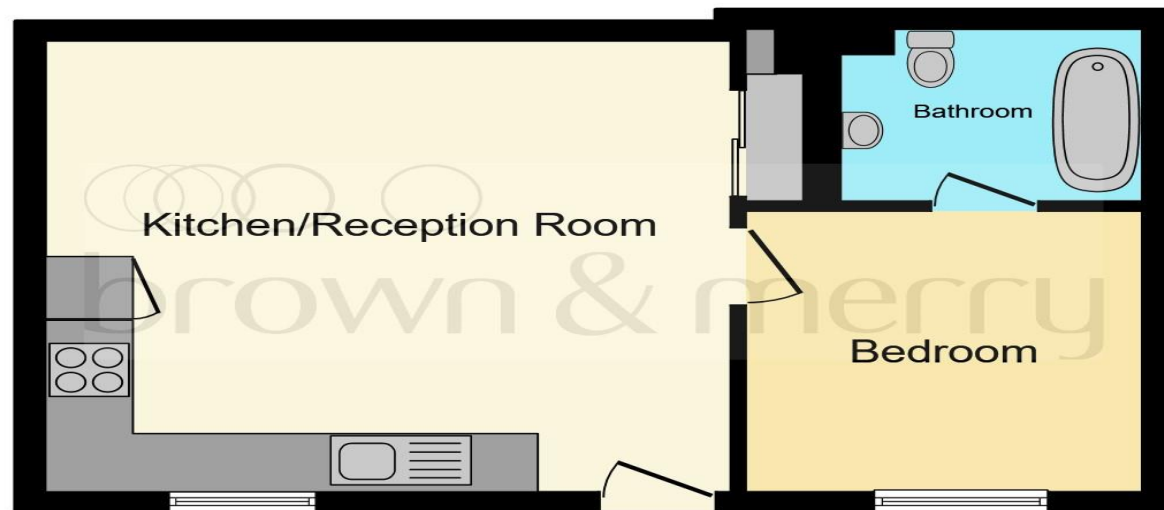
Council Tax Band: B Service Charge: 554.56

Ground Rent: 389.74

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price

£230,000 - £250,000



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

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Property Ref:
WAF104755 - 0011

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