



Windermere Court, Alexandra Road, Watford, WD17 4UA

welcome to

Windermere Court Alexandra Road, Watford

A beautifully presented two-bedroom first-floor flat in sought-after Nascot Wood, featuring recently fitted flooring, new blinds, ample storage, a garage, and parking, just 0.4 miles from Watford Junction.



**Entrance Hall**

17' 8" x 7' 11" (5.38m x 2.41m)

Lounge

15' 10" x 12' 2" (4.83m x 3.71m)

Kitchen

10' x 6' 4" (3.05m x 1.93m)

Bedroom 1

12' 1" x 11' 11" (3.68m x 3.63m)

Bedroom 2

15' 3" x 8' 5" (4.65m x 2.57m)

Bathroom

7' 10" x 4' 10" (2.39m x 1.47m)

Total Floor Area (from the EPC)

57 Square Metres

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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- 2 Bedroom First Floor Flat
- Nascot Wood Location
- Share of Freehold
- Garage & 1 Allocated Parking Space
- 0.4 Miles to Watford Junction

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1500.00

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAF104866 - 0004

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