



Roseberry Court, Grandfield Avenue, Watford

Guide Price £325,000

proffitt
& holt





Roseberry Court, Grandfield Avenue

Watford

Proffitt & Holt are delighted to offer this spacious two-bedroom top floor flat located in the sought-after area of Nascot Wood. This property, is being sold with no upper chain and offers an excellent opportunity for first time buyers or investors looking for a property in an excellent location.

The flat comprises an entrance hall with a large storage cupboard, two double bedrooms, a bathroom, a spacious fitted kitchen, and a larger than average living room with sliding doors leading out to the balcony.

Additional benefits include allocated residents parking and beautiful communal grounds.

The property is located within walking distance to Watford Junction Station, Nascot Wood Primary School and local shops and amenities.

Viewings are highly recommended to fully appreciate this property. Contact Proffitt & Holt today to arrange a viewing.





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Nascot Wood is a sought-after residential area near to Nascot Wood JMI school, Cheslyn Gardens and a short distance to the award winning Cassiobury Park. Watford Town Centre is approximately a distance of 1.5 miles providing excellent shopping facilities, including the Harlequin shopping centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. Watford Junction mainline station is within a similar distance and provides fast and frequent services to central London (approximately 20 mins). Both the M1 & M25 motorways can be reached, typically, within a five/ten minute drive.

- Top Floor Apartment
- Two Large Bedrooms
- Large Sitting Room with Balcony
- Spacious Fitted Kitchen
- Allocated Parking
- Moments from Nascot Wood Primary School
- Moments from Watford Junction Station and Local Amenities
- Communal Gardens
- No Upper Chain





General Information

EPC – Energy Efficiency Rating: C

Council Tax Band: D

Tenure: Leasehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

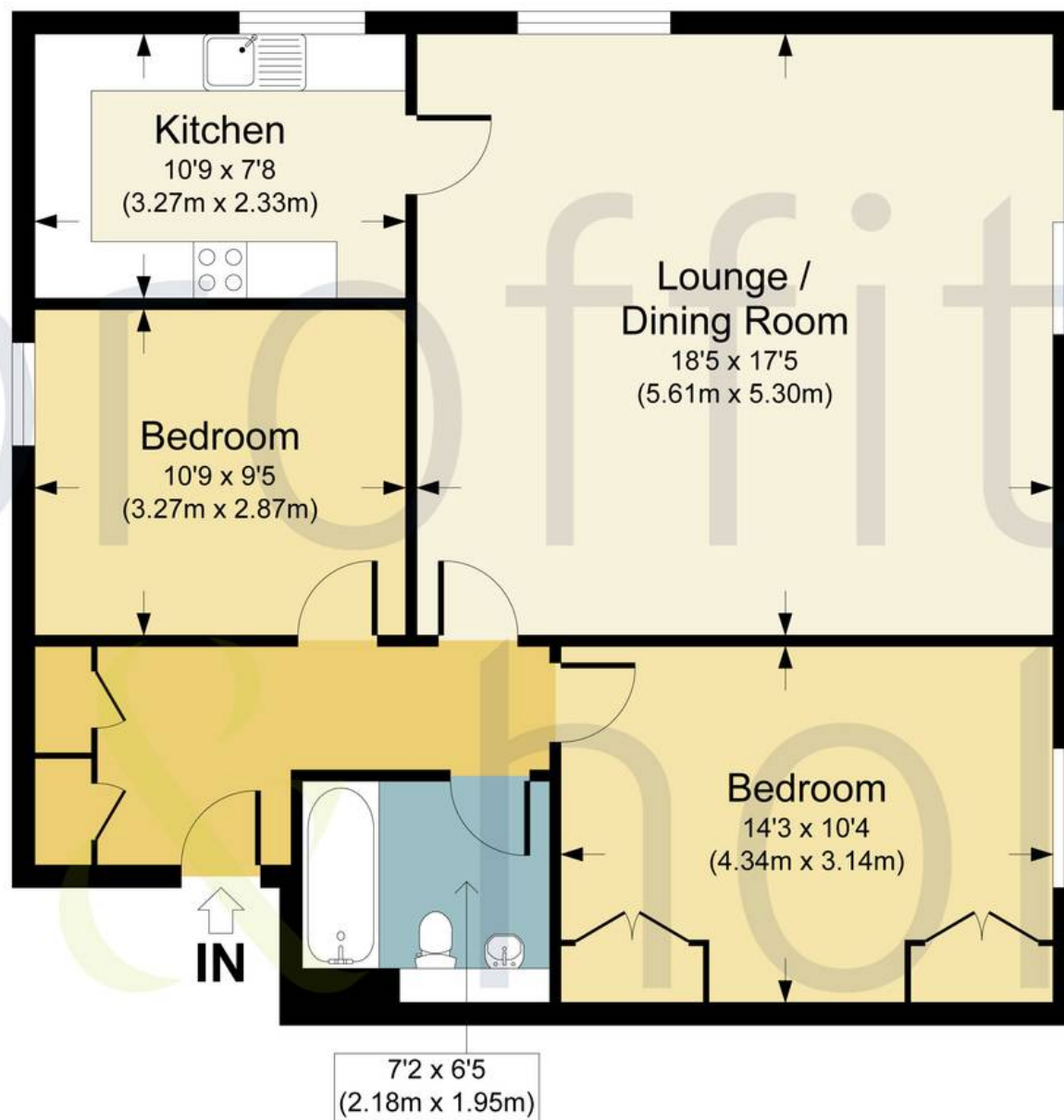
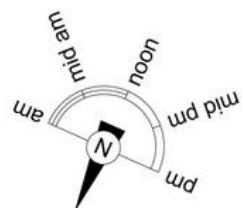
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Second Floor

ROSEBERRY COURT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 794.69 SQ FT / 73.83 SQ M

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Proffitt & Holt – Watford

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