



**Windermere Court, Alexandra Road, Watford, WD17 4UA**

**welcome to**

**Windermere Court Alexandra Road, Watford**

A beautifully presented two-bedroom first-floor flat in the sought-after Nascot Wood area, offering recently fitted flooring, new blinds, ample storage, a garage, and parking, and located 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](http://www.focalagent.com)

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## Windermere Court Alexandra Road, Watford

- 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.

Offers over

**£330,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAF104866 - 0007

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