



6 Nightingale House Oxhey Drive, Watford – WD19 7FH
£290,000

 ChurchillsBushey



Built in 2023, this impressive second floor purpose-built apartment offers contemporary, spacious living in a highly convenient location. The development benefits from a secure entry phone system and lift access.

Further benefits include secure allocated underground parking and the advantage of being offered to the market with no upper chain, making it an excellent choice for first-time buyers, professionals, or investors.

Designed with both comfort and practicality in mind, the apartment features a bright and spacious open-plan living, dining, and kitchen area, flooded with natural light from large windows and a glazed door which opens onto a private terrace, providing an ideal space for relaxing or entertaining. While the terrace is not owned as part of the leasehold title, the apartment enjoys exclusive rights to its use.

The stylish, modern kitchen is fitted with integrated appliances and generous storage, while the well appointed bathroom and spacious double bedroom with built-in wardrobes offer both comfort and functionality.

Ideally located, the property is within easy reach of local shops, a gym, swimming pool, and Carpenders Park Overground Station, ensuring excellent convenience for everyday living and commuting.





- Spacious One Bedroom Modern Flat
- No Upper Chain
- Allocated Secure Parking
- Long Lease
- Open Plan Living Accommodation
- Private Patio Area
- Close To Station
- Entry Phone System & Lift Access

Council Tax band: B

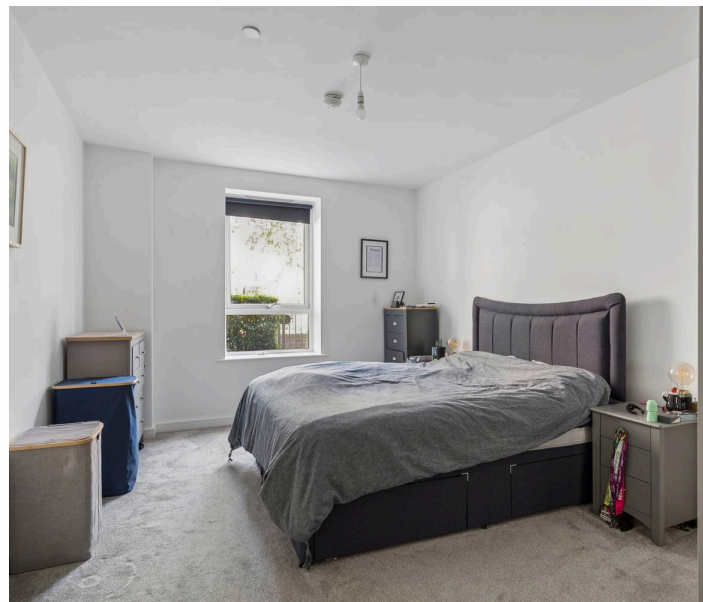
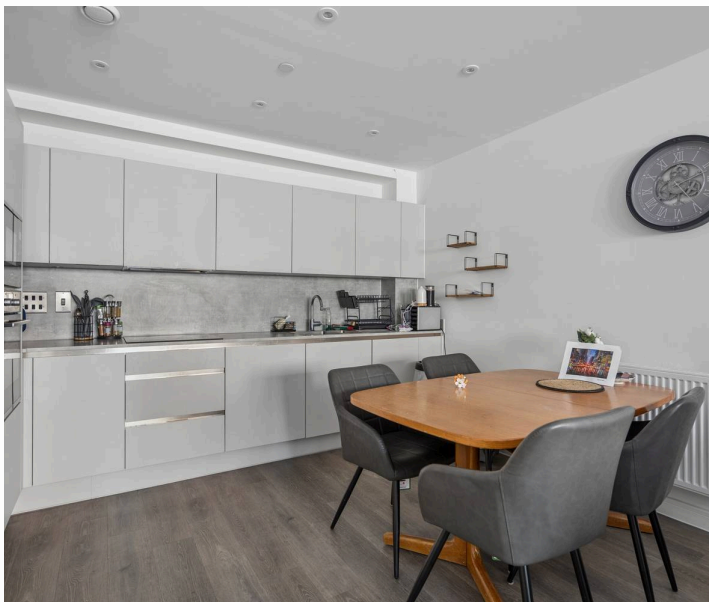
Tenure: Leasehold

The vendor informs us that there is a 250 year lease dated from 18th Nov 2020 with 245 years remaining.

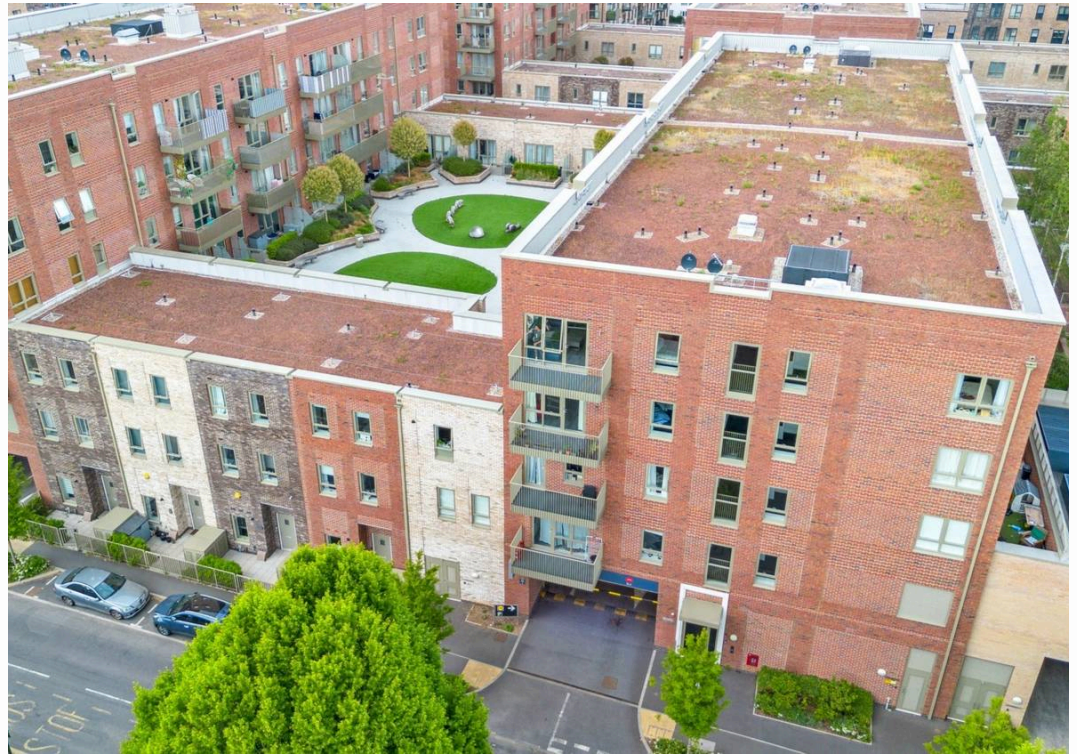
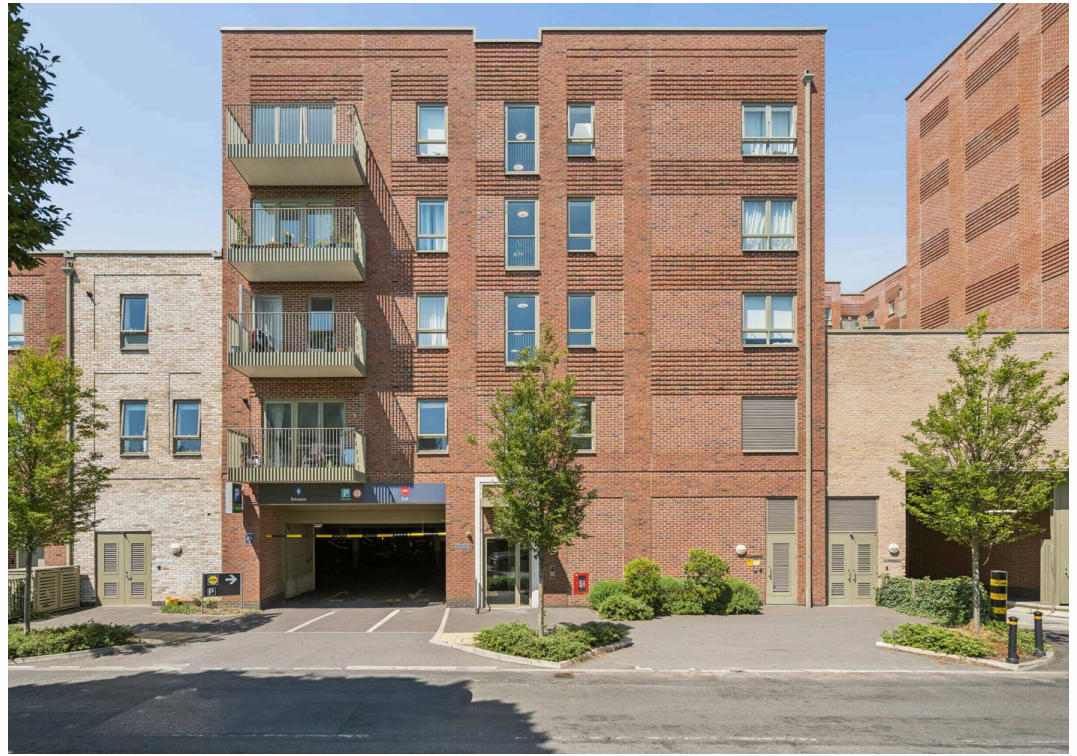
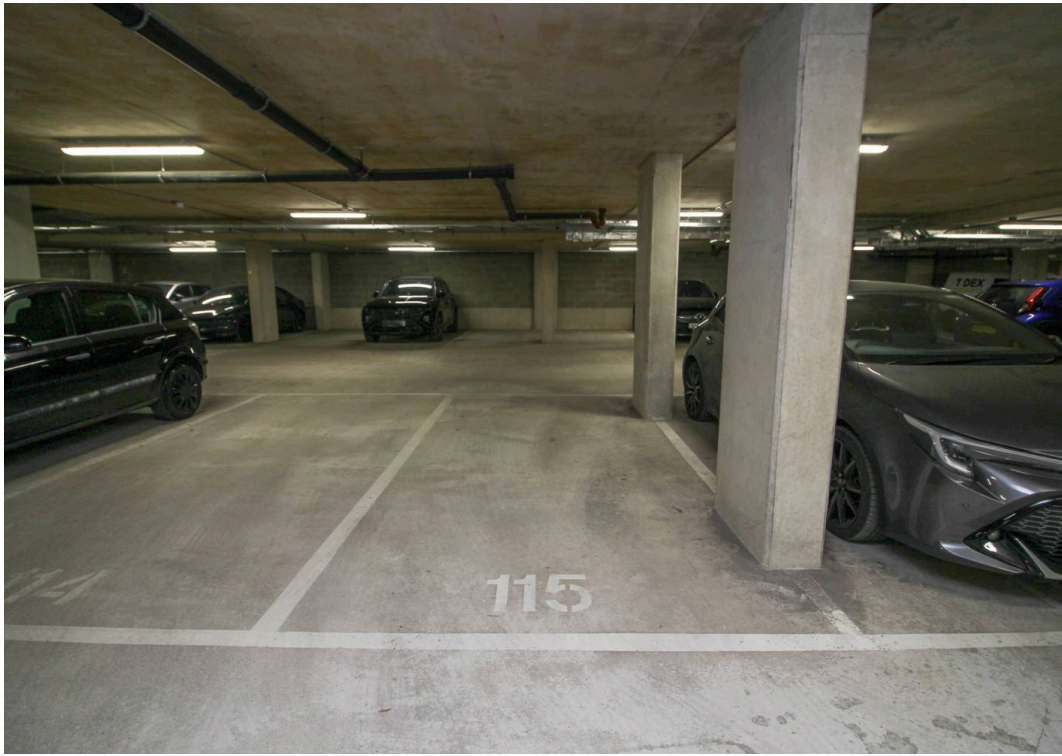
Service Charge: £1954.00 pa

Ground Rent: Peppercorn

EPC Energy Efficiency Rating: B

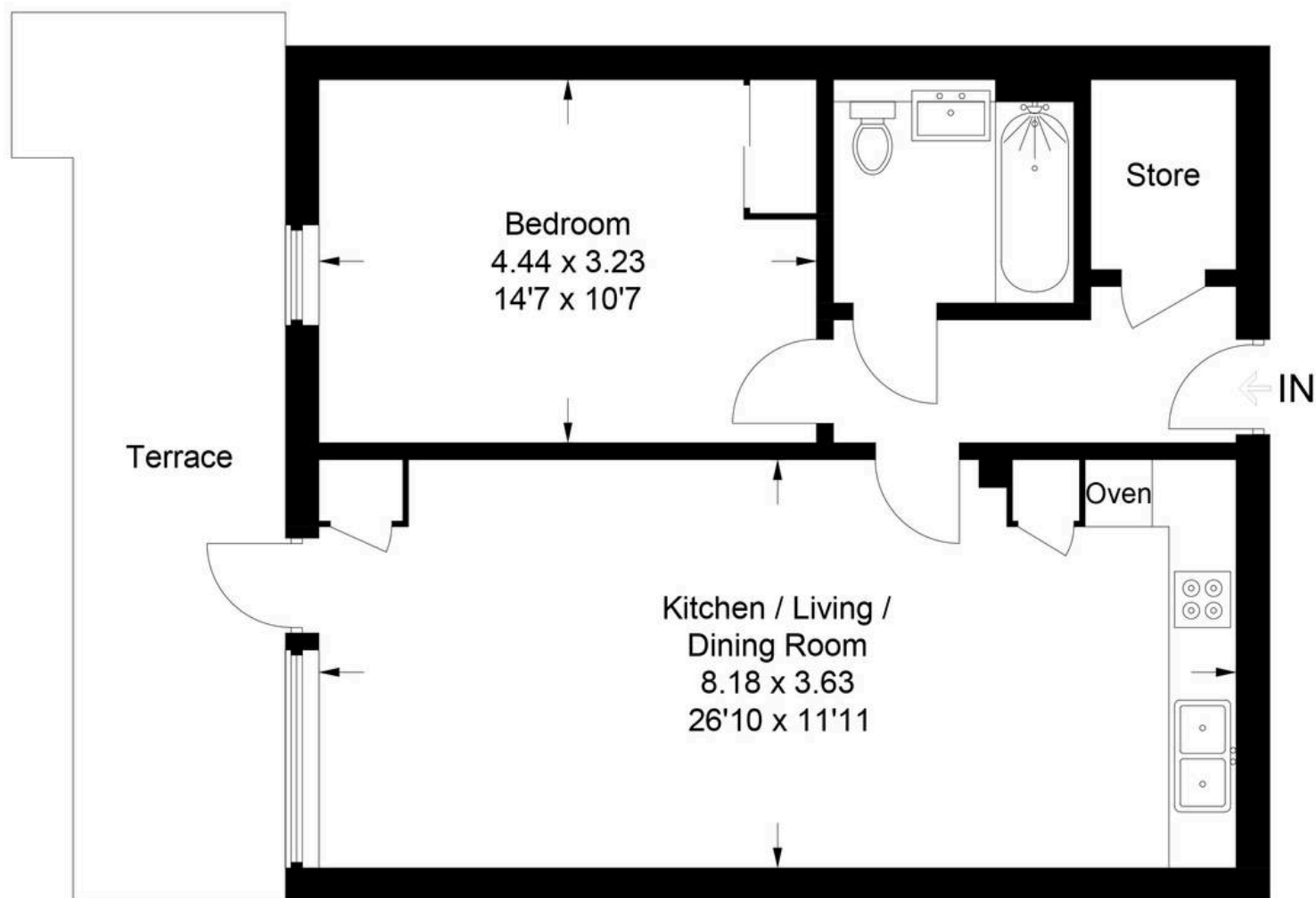






Nightingale House, Oxhey Drive

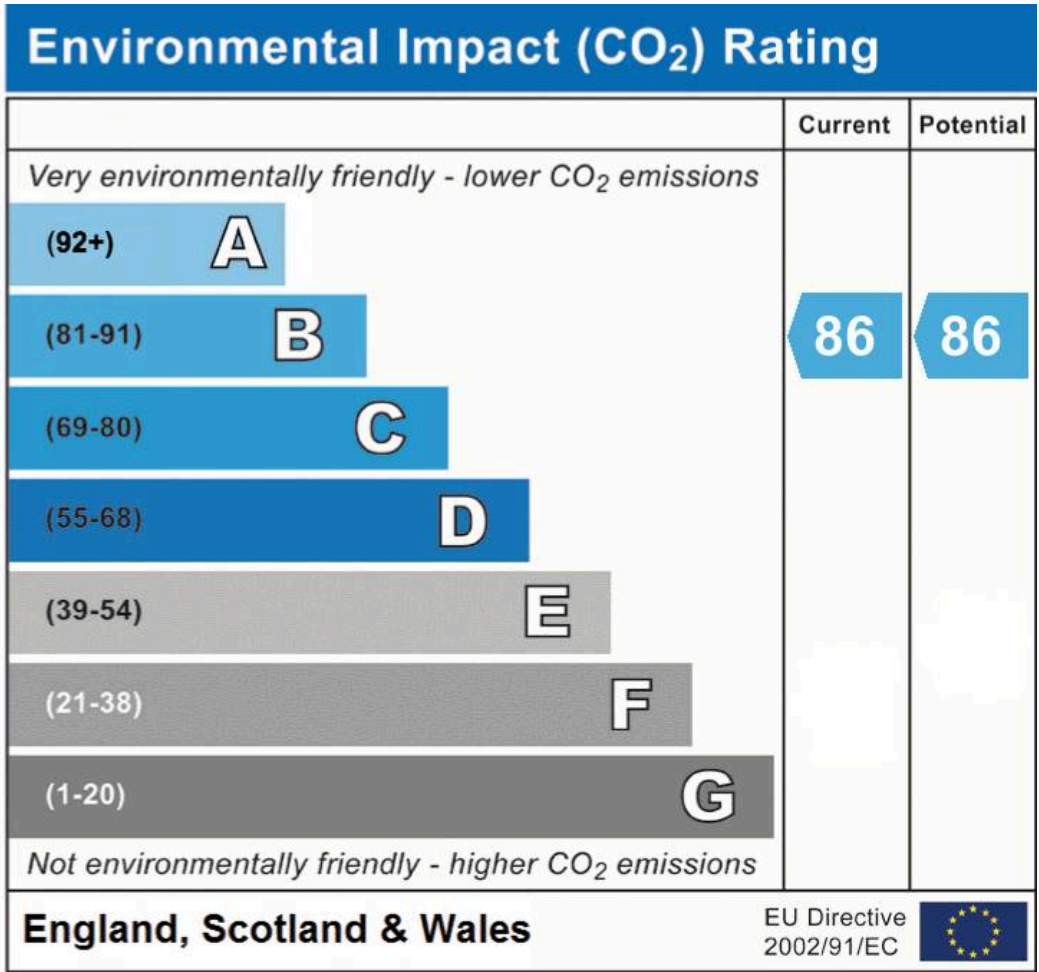
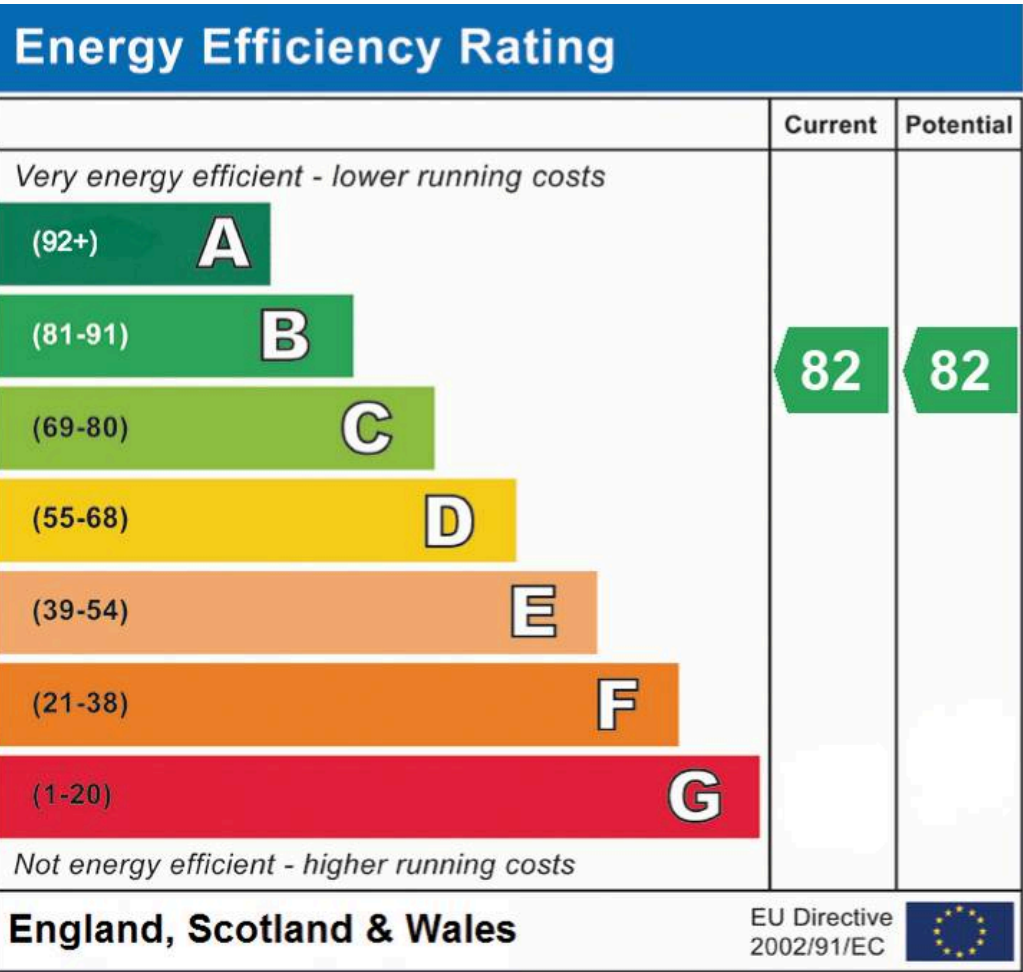
Approximate Gross Internal Area = 58.1 sq m / 625 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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