



Grandfield Avenue, Watford, WD17 4XA

£250,000

MODERN METHOD OF SALE. Located in highly sought after Nascot Wood is this spacious first floor purpose built apartment in need of modernisation. Boasting two double bedrooms, 15'6 living room, 13'8 kitchen, gas central heating, double glazing, walk in cupboard, cloakroom, bathroom, residents parking, garage and is offered with the benefit of no upper chain.

Situated within easy reach of Watford Junction Station, local bus services, a nearby Tesco Express, Watford town centre and the stunning Cassiobury Park all within walking distance. In addition, amongst a number of other highly rated schools, the Nascot Wood Nursery & Infant and Junior Schools are also just a short walk away.

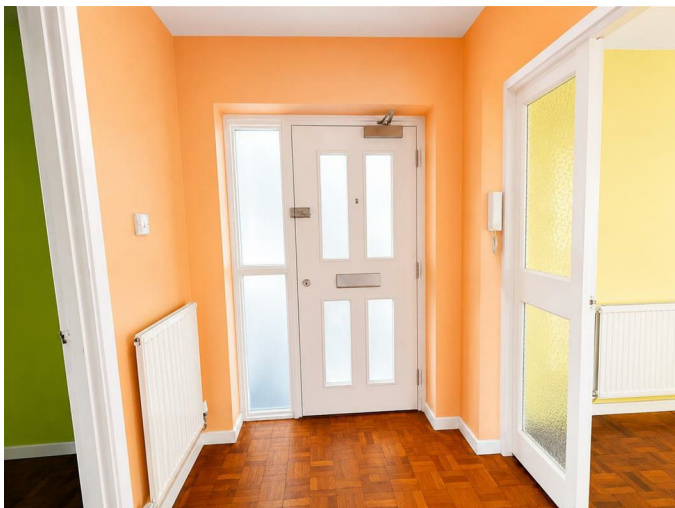
Located in the highly sought after area of Nascot Wood, Watford, this purpose-built two-bedroom first-floor apartment presents an excellent opportunity for those looking to create their ideal living space. The property features a spacious 15'6 living room, perfect for relaxation and entertaining, alongside a well-proportioned 13'8 kitchen that awaits your personal touch.

With two bedrooms, bathroom and cloakroom, this flat is well-suited for small families, couples, or individuals seeking extra space. The apartment benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the colder months. Additionally, the property includes a garage and residents' parking, providing convenience and ease for those with vehicles.

This apartment is offered with no onward chain, allowing for a smooth and efficient purchase process. While the property is in need of modernisation, it presents a fantastic opportunity to add value and tailor the space to your own tastes.

In summary, this flat in Nascot Wood is a promising prospect for anyone looking to invest in a home that they can truly make their own. With its prime location and ample amenities, it is not to be missed.

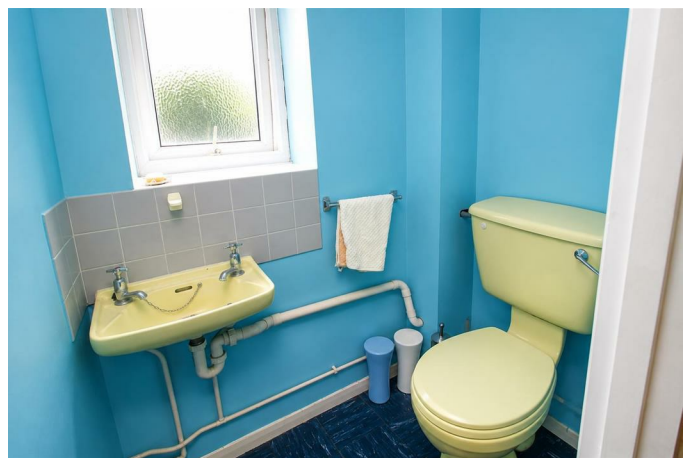
Hallway



Walk In Cupboard



Cloakroom



Fitted Kitchen



Living Room 15'6 x 11'5 (4.72m x 3.48m)



Bedroom Two 11'8 x 8'9 (3.56m x 2.67m)



Lobby



Bathroom



Bedroom One 12'1x 11'6 (3.68mx 3.51m)



Communal Gardens

Garage

Residents Parking

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum fee of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for the stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Floor Plan



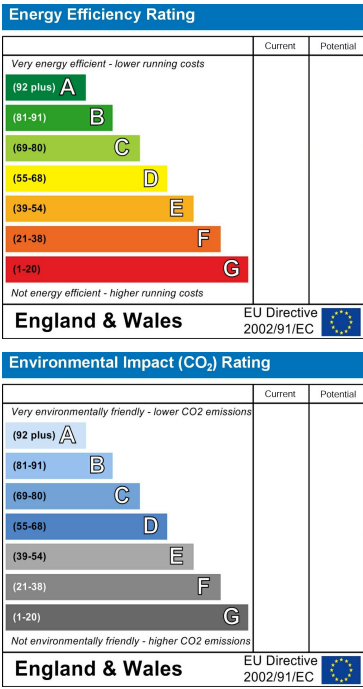
Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.