

LEASEHOLD



Studio (EPC Rating: C)

**NASCOT STREET, WATFORD,
HERTFORDSHIRE, WD17 4RB**

£215,000

**WARREN
ANTHONY**



1 Bedroom Studio located in Hertfordshire

CHAIN FREE. We are delighted to have the opportunity to offer this stunning contemporary ground floor studio apartment. Nestled within a private Mews development in the sought after area of Nascot Wood being the perfect location for the commuter, being a short walk to Watford Junction. Whether you are looking for the perfect starter home, investment or a commuter pad this development ticks all of those boxes. Energy rating C

The Bottletworks is a prestigious private Mews development ideally located for the commuter due to its close proximity to Watford Junction Station. Developed within an original Victorian bottleworks and steeped in local history.

The exterior of this development is professionally landscaped with courtyard, closed refuse area and secure cycle storage, tasteful planting and security lighting. The outside area has been finished to a high specification to include block paving and cobbled areas which has been relaid using the original and then cleaned Victorian cobbles and is designed to reflect the high quality of living offered with this development.

Within our delightful contemporary apartment offers an open-plan lounge/kitchen and bedroom area with en-suite bathroom, double-glazed windows overlooking the shared cobbled mews courtyard.

Boasting an open plan lounge with trendy white matt kitchen and stone work surfaces. Integrated appliances include an oven, hob and fridge freezer.

Wide oak-plank flooring is laid to the living areas and neutral carpet to the bedroom. A central TV aerial and possibly wired for Sky, The internal doors are of high quality to include the joinery and ironmongery. Internal lighting design and centrally heated

The bedroom area has fitted wardrobes and leads to a luxury bathroom which is exquisitely finished with designer tiling, Rocca sanitary ware and fitted vanity unit with mirror.

Our studio is perfectly situated in the highly sought after Nascot Wood area in WD17, Watford in a private gated development. Please note there is no parking available with the flat. No Parking.

CHAIN FREE.

Service Charge 2025/2026 : to be confirmed (sc was £536.66 in 2024) and will be added to these details when confirmation is sent)

Ground Rent: £300 per year

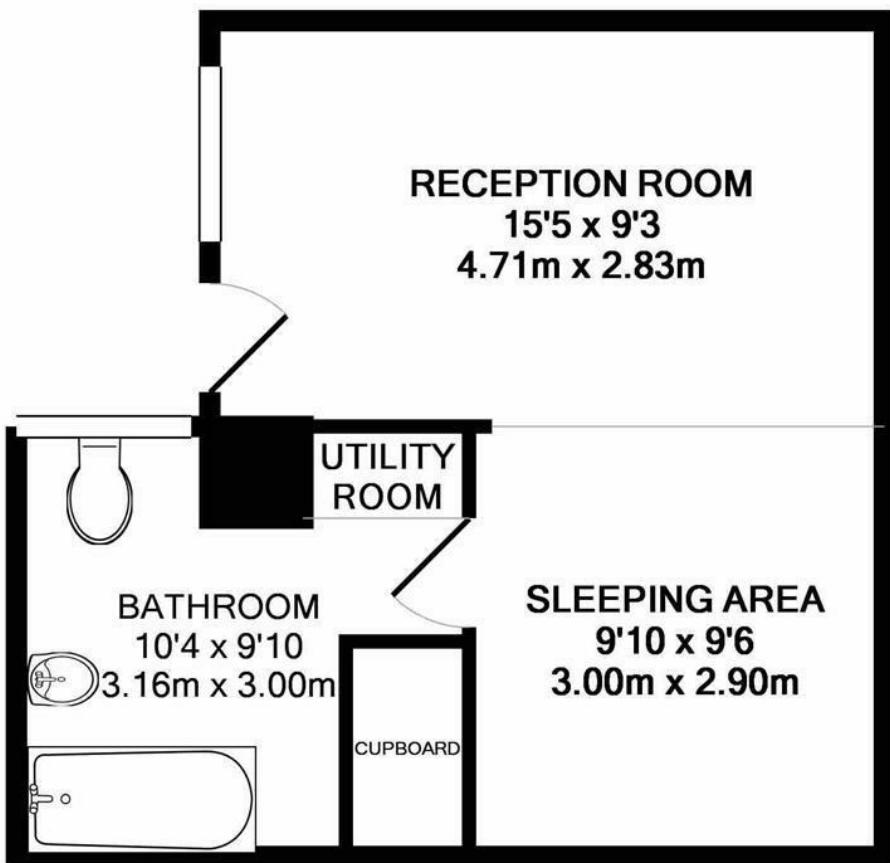
Lease Term: 98 remaining (lease ends 26/01/2124)

The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.

Please note: the current images used in this listing were taken when the property was previously vacant.



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FLAT THE BOTTLEWORKS TOTAL APPROX. FLOOR AREA 335 SQ.FT. (31.1 SQ.M.)

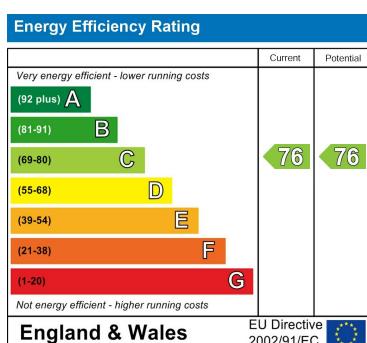
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Council Tax Band

C

Energy Performance Graph



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