

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

**GRANDFIELD AVENUE, NASCOT
WOOD, WATFORD, WD17 4XD**

£307,500

2 Bedroom Apartment located in Watford

Share of Freehold. Rare opportunity to purchase a two-bedroom ground floor flat and garage in the sought-after Nascot Wood area of Watford, just a short stroll from Watford Junction and Nascot Wood Junior School, with convenient access to the M1 and M25 motorways. EPC rating C

Nestled in the sought after area of Nascot Wood, Watford, this delightful ground floor apartment on Grandfield Avenue offers a perfect convenience to the station, schools and local amenities. With two well-proportioned bedrooms, our flat home is ideal for both small families and couples.

On entering the property, the hallway leads to the bathroom, storage cupboard, living room both bedrooms and kitchen. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout.

The neutrally decorated spacious reception room provides versatile living space with newly laid carpet to floor, pendant lighting lots of natural light with two windows to aspect.

The separate kitchen comprises of a range of wall and base units providing useful storage, sink and drainer unit, integrated oven and hob with extractor hood above, space for fridge freezer and space and plumbing for washing machine and dishwasher. Window to aspect and extractor fan.

The bathroom is in excellent condition being fully tiled to walls and floor, with curved shower bath, glass screen and shower attachment. Curved bowl sink, on attractive vanity unit and low level flush wc.

Both the bedrooms are doubles, with newly

laid carpet in both.

Comes with a garage.

Situated in a desirable neighbourhood, this property benefits from excellent local amenities, including shops, schools, and parks, making it an ideal location for those who appreciate community living. Additionally, the transport links in the area are superb, providing easy access to Watford town centre and beyond.

This home presents a wonderful opportunity for anyone looking to settle in a vibrant and friendly area. With its appealing features and prime location, it is certainly worth considering for your next move.

Service charge: £780 payable every six months

Plus

Residents Contingency Fund: £100 every six months

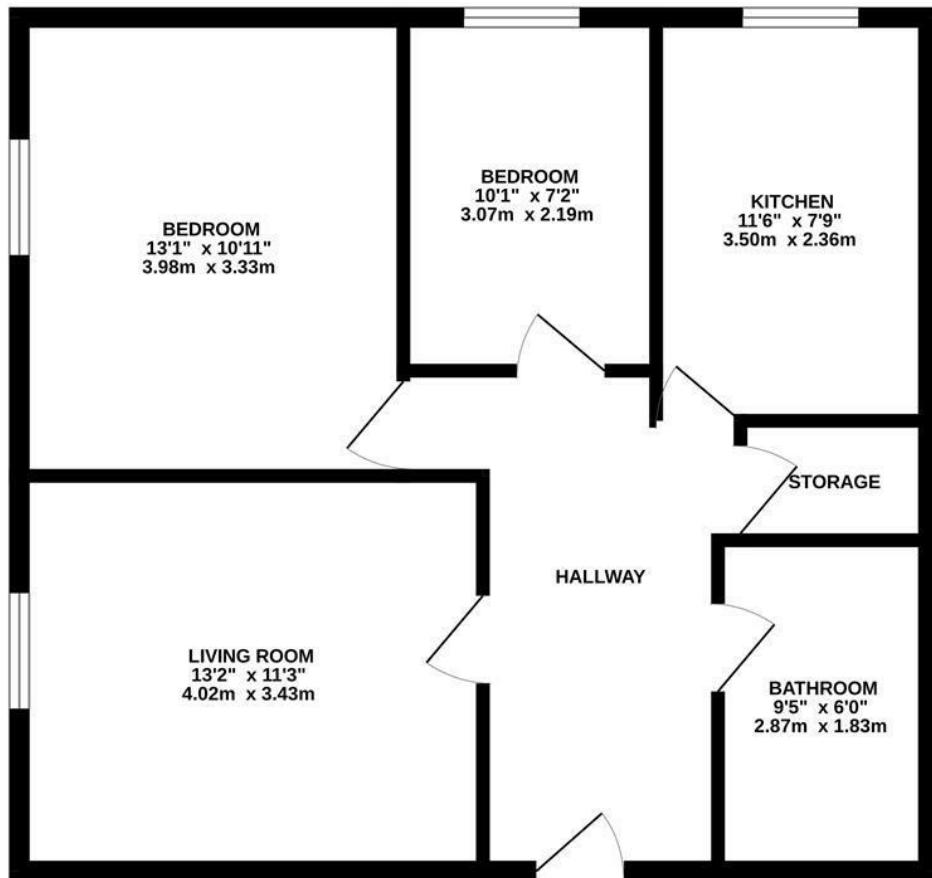
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The vendor has provided us with this information and we have seen no documented evidence to support this.



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



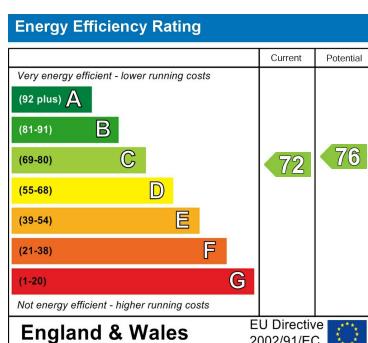
TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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