

LEASEHOLD



Apartment (EPC Rating: B)

CAMPBELL COURT, COLNEHURST
ROAD, WATFORD, WD17 4BU

£335,000

2 Bedroom Apartment located in Watford

A stunning 2 double bedroom apartment situated on the second floor and located a mere 83.3 metres from Nascot Wood Infant and Nursery School

FULL DESCRIPTION

Located within the highly sought-after Nascot Grange development, Campbell Court is a small block of only 25 flats. The community is very close one, residents are extremely supportive and share their own WhatsApp group. The development has its very own Tesco Express only a couple of minutes walk away and a short distance by foot to the Town Centre, Watford Junction and Metropolitan stations, outstanding schools, Cassiobury Park and to The Grove: a luxury spa and golf resort nestled within 300 acres with its many amenities. Ideally situated to the M1, M25 and A41.

Our beautifully presented apartment combines modern style with everyday convenience. With secure entrance with entryphone system leading to the communal hallway. There is a lift to all floors.

Our apartment is on the second floor and ideally shares a lobby with only one other flat offering additional privacy. The apartment features a welcoming entrance hall with access to all rooms and two storage cupboards.

The bright and airy kitchen/reception (20'5" x 10'2") is the heart of the home, with plenty of natural light from the side-aspect windows and tri-folding doors opening onto a Juliet balcony with front aspect. Featuring quality laminate flooring, a storage heater, pendant lighting, and ample power points, this flexible space offers plenty of options for seating and dining, making it perfect for both relaxing and entertaining.

The modern fitted kitchen is immaculate, with high-gloss units at base and eye level, laminate worktops, splashbacks, and flooring. Integrated appliances include an undercounter oven, inset hob, washing machine, and full-size fridge freezer. Inset spot lighting and a side-aspect window provide a contemporary, light-filled finish.

There are two generous double bedrooms, including a master measuring 13'7" x 9'0", and a stylish family bathroom (7'5" x 5'10") finished to a high standard.

Families will appreciate the exceptional location, with the highly regarded Nascot Wood School only 83.3 metres away, while residents enjoy the peaceful, leafy surroundings that Nascot Grange is known for. The pleasant communal gardens to the rear of our block and also has access to a childrens park/play area on the development.

Key Information:

Service Charge (2025/26): £116.37 per calendar month which includes building

Ground Rent: £peppercorn

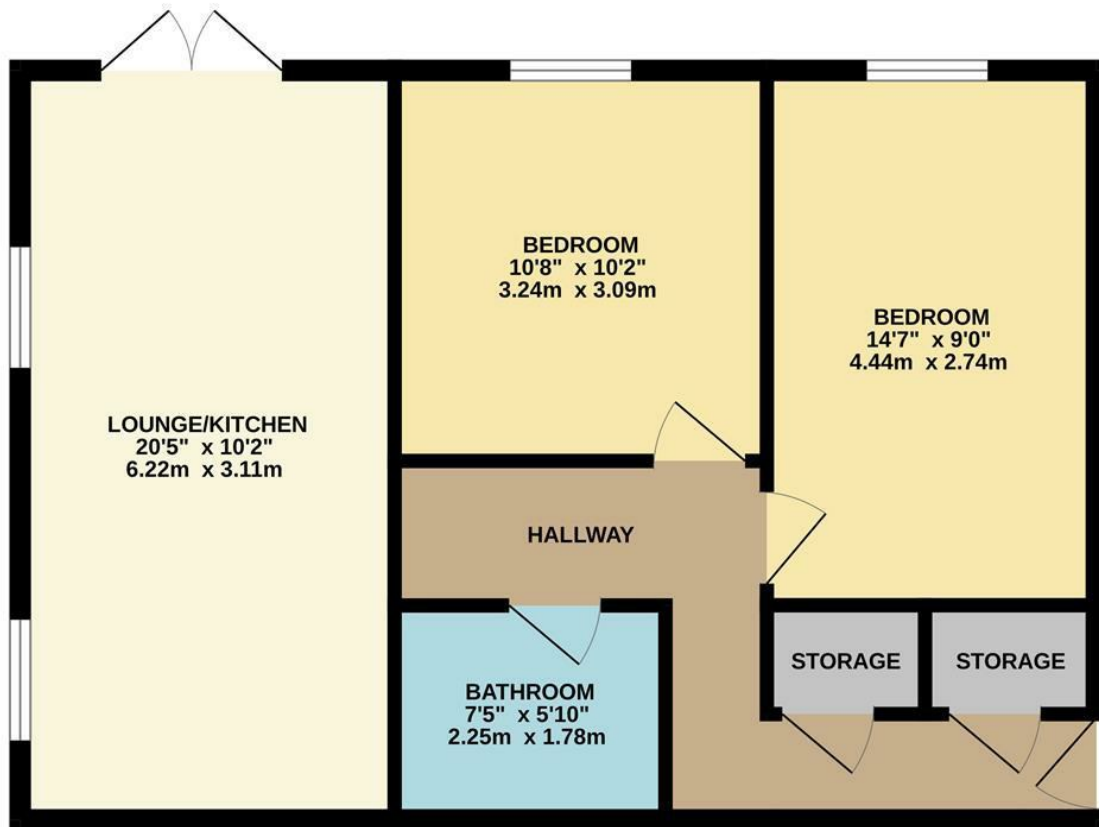
Lease Term: 985 years

Allocated parking space with several visitors parking spaces available.

Please note: The above information has been provided by the vendor and must be verified by your solicitor during the conveyancing process.



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.

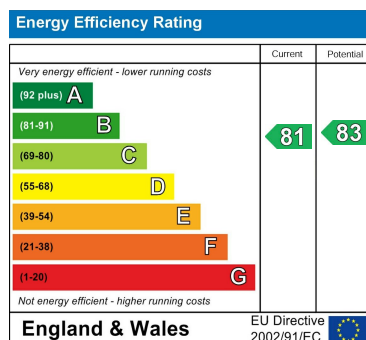


TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

B

Energy Performance Graph



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