



9 Roseberry Court, Grandfield Avenue, Nascot Wood, Hertfordshire, WD17 4PQ

Asking Price £335,000 Leasehold

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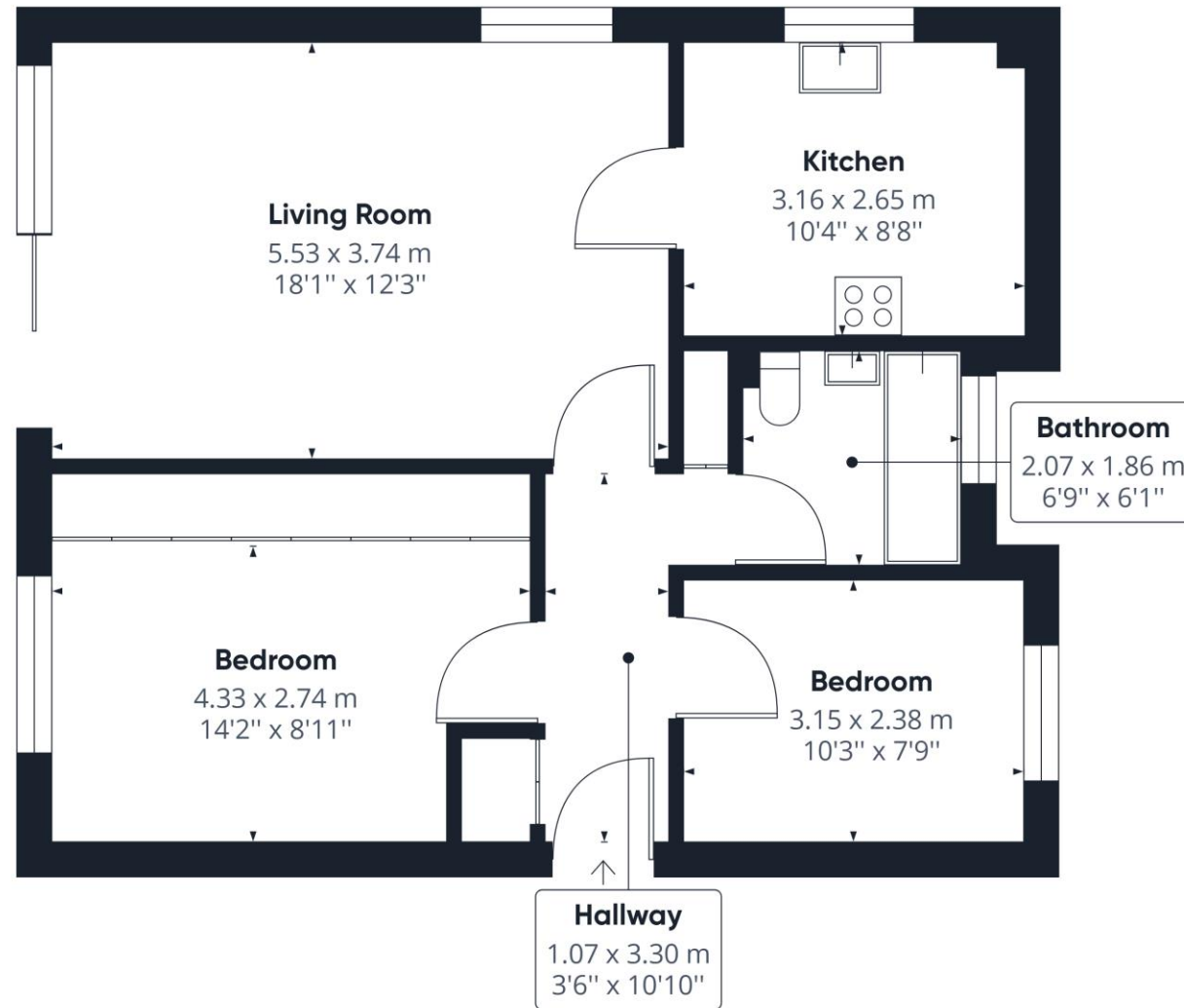
About the property

A great opportunity to purchase a good size flat in the ever popular location of Nascot Wood.

This two double bedroom flat is offered to the market with the benefit of No Upper Chain. Situated on the second floor of this popular development within Nascot Wood and within easy reach of local shops and less than a mile walk to Watford Junction Station. The property itself briefly comprises two double bedrooms, lounge/dining room, fitted kitchen and bathroom. There is also a garage in a separate block and communal gardens. Call now to book a viewing.



- Two double bedrooms
- Popular location
- Close to transport links
- Private balcony
- Well-kept communal gardens
- Garage



To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

Local Authority: Watford Borough Council
 Council Tax: D
 Tenure: Leasehold

Nearest Station: 0.7 miles to Watford Junction
 Distance to Town Centre: 1 mile to Watford
 Nearest Motorway: 2.7 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England, Scotland & Wales	EU Directive 2002/91/EC	

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

