



Arden Court, Lockhart Road, Watford, Hertfordshire, WD17 4AQ

Guide price: £290,000 Leasehold

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# About the property

A well-presented, one-bedroom apartment, located in Nascot Wood.

The property comprises of an entrance hall, open plan living and kitchen with integrated appliances, a double bedroom and bathroom with shower over bath and vanity unit. The apartment is located on the second floor, in a beautiful development within Nascot Wood, offering gym facilities and parking.

Nascot Wood is an extremely sought-after location, offering local shops and amenities. The property is just a short walk to Watford Junction station, which provides access into London Euston within 20 minutes. You are also just a short distance from Watford Town Centre which is now home to a variety of new shops and restaurants as well as an IMAX cinema and Hollywood Bowl.

*Photographs taken in 2019*



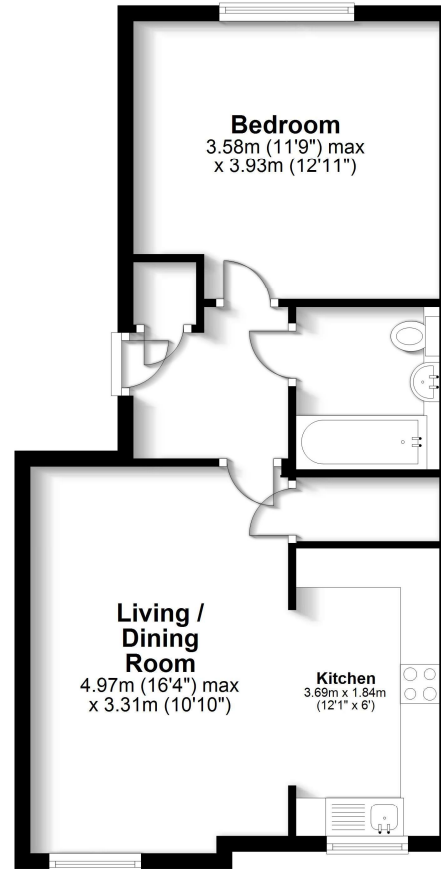
- One bedroom apartment
- Second floor

- Sought after location
- Allocated parking

- Gym facilities
- Short walk to Watford Junction

## Second Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 48.2 sq. metres (518.5 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

To view this property, contact us on-

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## Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

**Local Authority:** Watford Borough Council

**Council Tax:** Band C

**Approximate Floor Area:** 518.5 sqft

**Nearest Station:** 0.6 miles to Watford Junction

**Distance to Town Centre:** 1 mile to Watford Town Centre

**Nearest Motorway:** 1.6 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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