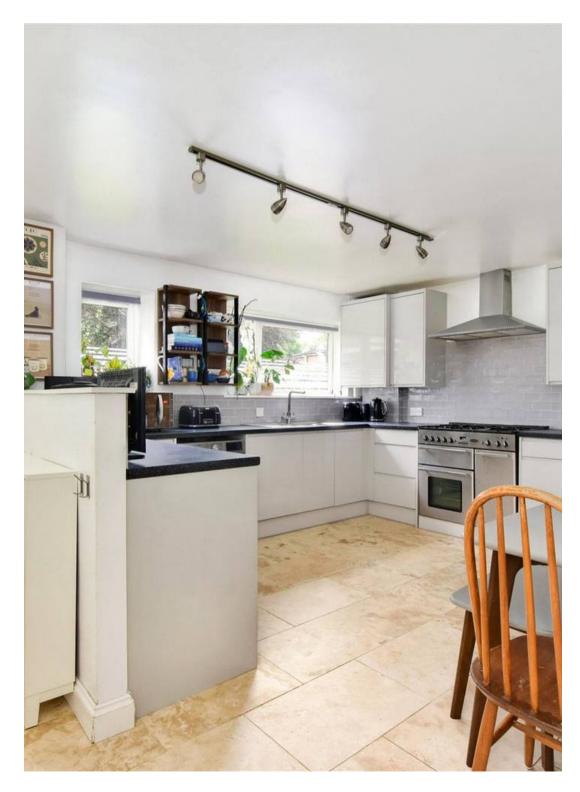


Flat 1, 10 Grandfield Avenue, Watford £350,000







Flat 1

10 Grandfield Avenue, Watford

A two double bedroom ground floor purpose- built apartment in this extremely quiet residential turning within a short distance of Watford town centre including Watford Junction mainline station with fast and frequent access into Euston.

Accommodation comprises; kitchen, lounge, inner hallway, two double bedrooms, and family bathroom. To the exterior there are attractive communal gardens, residents parking area and garage en-bloc. EPC - EER: C









Flat 1

10 Grandfield Avenue, Watford

Nascot Wood is a sought-after residential area with Nascot Wood JMI school, Cheslyn Gardens and a short distance to the award winning Cassiobury Park. Watford Town Centre is approximately 1.5 miles providing excellent shopping facilities including the Intu Watford shopping centre, several theatres, and numerous restaurants. Watford Junction mainline station is within a similar distance and provides fast and frequent services to central London (approx 20 mins). For the road user, both the M1 & M25 motorways can be reached, typically, within a 5/10 minute drive.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Kitchen
- Ground Floor Flat
- Two Double Bedrooms
- Quiet Location
- Garage
- Close to Station
- Residents Parking





Broadband type Highest Highest available available Availability download speed upload speed

Standard 8 Mbps 0.9 Mbps Good

Superfast 55 Mbps 11 Mbps Good

Ultrafast 1000 Mbps 100 Mbps

Provider Voice Data

EE Limited Limited

Three Limited Limited

O2 Likely Likely

Vodafone Limited Limited









Proffitt & Holt - Watford

141 The Parade, High Street - WD17 INA







