



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

proffitt
& holt





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





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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 available download speed	Highest available upload speed	Availability
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





Ground Floor

Approx. 88.6 sq. metres (953.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

