



Salters Gardens, Church Road, Nascot Village, Watford

Guide Price **£115,000**

proffitt
& holt





Salters Gardens, Church Road

Nascot Village, Watford

Proffitt & Holt are delighted to present this one-bedroom apartment situated in the desirable Nascot Village, offering a fantastic opportunity for renovation and modernisation.

This ground floor retirement apartment is specifically designed for individuals aged 60 years and over, ensuring a peaceful and community-focused living environment.

The property features a bedroom, a cosy living area, a kitchen, and a bathroom, all of which hold great potential for modernisation. The apartment is part of a charming development that boasts delightful communal gardens, perfect for relaxing strolls and socialising with neighbours.

Residents benefit from various amenities, including an on-call scheme manager, a communal lounge for social gatherings, a communal laundry room, and guest rooms available for visitors.

Conveniently located, this property is just a short distance from Watford town centre, providing easy access to a variety of shops, restaurants, and other local amenities.

This apartment offers a unique opportunity to create a personalised living space in a sought-after retirement community. For more information or to arrange a viewing, please contact Proffitt & Holt.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Nascot Village, Watford

Nascot Village is a sought-after residential area within easy walking distance of local shops and amenities, Watford Junction mainline station and Watford town centre. The M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes and both Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.

- Ground Floor
- Visitors Guest Room
- On-Call Scheme Manager
- Communal Laundry
- 24/7 Emergency Support Service
- Residents Parking Area
- Communal Lounge
- Delightful Communal Gardens and Grounds
- One Bedroom
- Retirement Apartment - 60 and over





***For broadband and mobile speeds
see:***

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

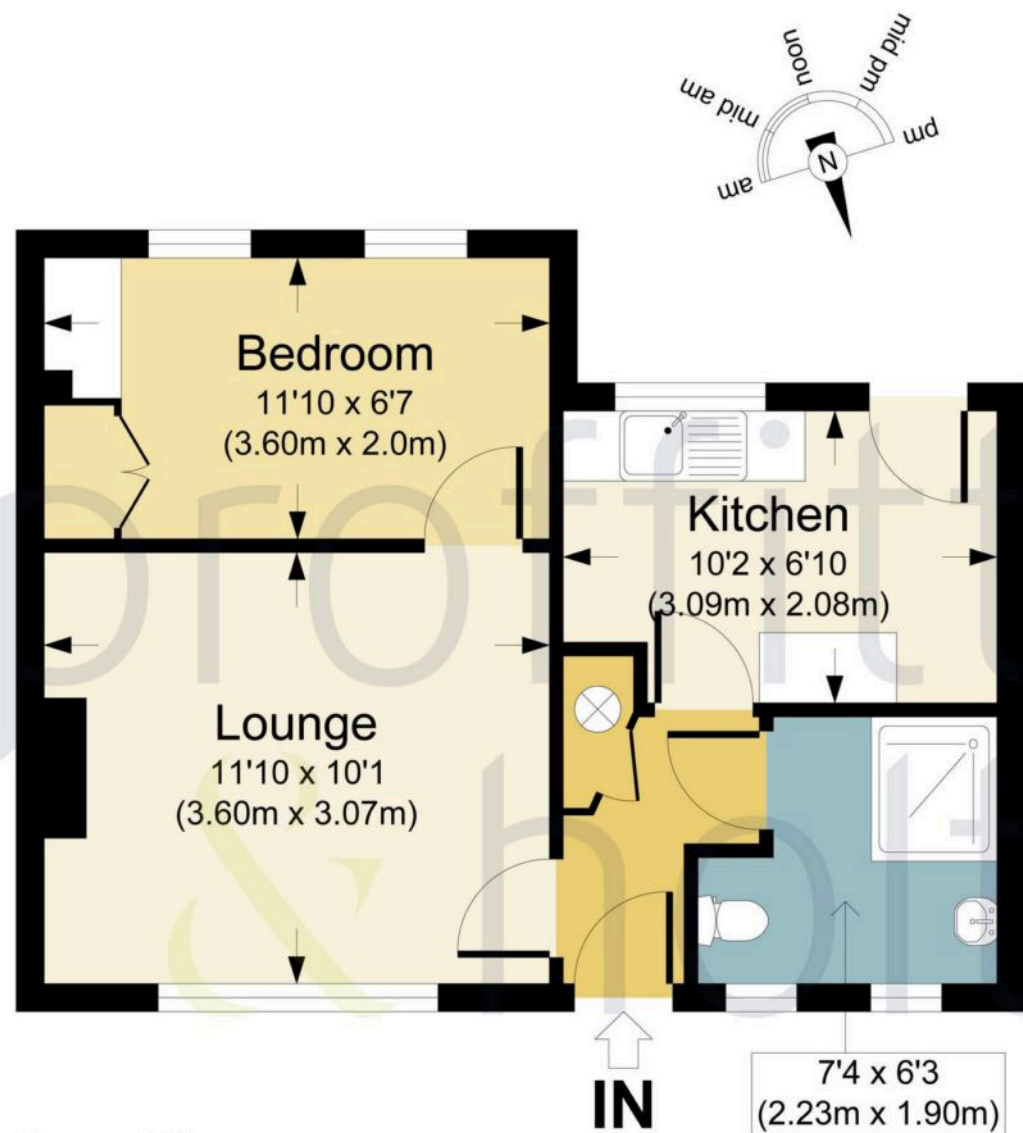
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor

SALTERS GARDENS, WD17

APPROX. GROSS INTERNAL FLOOR AREA 340.46 SQ FT / 31.63 SQ M
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Proffitt & Holt – Watford

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