



Roseberry Court, Grandfield Avenue, Nascot Wood, Watford

In Excess of £350,000

proffitt
& holt





Roseberry Court, Grandfield Avenue

Nascot Wood, Watford

Proffitt & Holt are delighted to offer this spacious ground floor two-bedroom flat located in the sought-after area of Nascot Wood. This property, which is being sold with no upper chain, offers an excellent opportunity for modernization, allowing you to add your own personal touch and style.

The flat comprises an entrance hall with a large storage cupboard, two double bedrooms, a shower room, a functional kitchen, and a large living room. One of the standout features of this home is the direct access to a private patio area, which leads onto well-maintained communal gardens, providing a perfect space for relaxation and outdoor enjoyment. Additional benefits include a garage en-bloc, ample residents parking, and a long lease, ensuring peace of mind and a secure investment.

Whether you are a first-time buyer looking to create your dream home or an investor seeking a property with great potential, this flat offers a fantastic canvas to work with. Viewings are highly recommended to fully appreciate the potential of this property. Contact Proffitt & Holt today to arrange a viewing.

Watford Borough Council

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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Nascot Wood is a sought-after residential area with the highly regarded Nascot Wood Infants and Nursery School, Nascot Wood Junior School, 'Green Flag' award-winning Cheslyn Gardens. Also, a short distance to Watford Metropolitan Line station and 'Green Flag' award-winning Cassiobury Park with access to the River Gade and the Grand Union Canal, two cafes and paddling pool leisure area. Watford Town Centre is approximately a distance of one and a half miles providing excellent shopping facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and The Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Junction mainline station is within a similar distance and provides fast and frequent services to London, Euston. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.



- Communal Gardens
- Garage
- Residents Parking
- Ground Floor
- No Upper Chain
- Private Patio
- Long Lease





For broadband and mobile speeds see:

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

General Information

Services

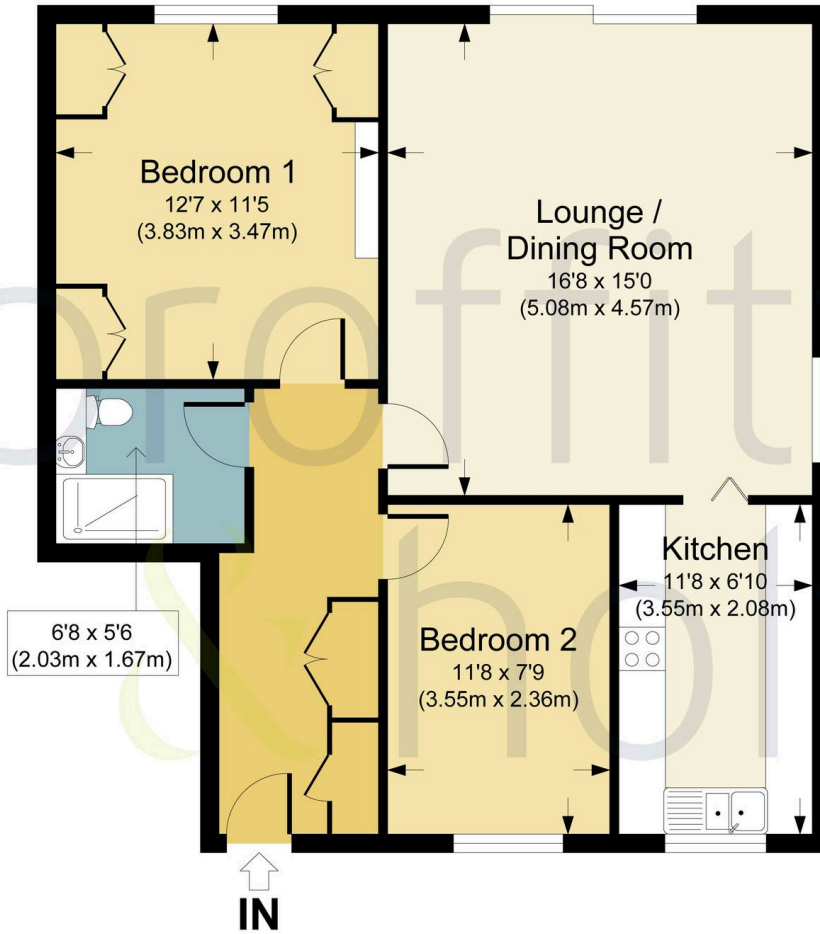
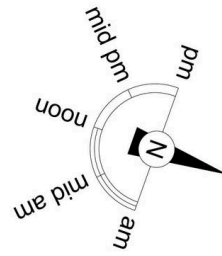
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







Ground Floor

11 Roseberry Court, WD17

APPROX. GROSS INTERNAL FLOOR AREA 705.78 SQ FT / 65.57 SQ M.
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Proffitt & Holt – Watford

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