



Nascot Street, Nascot Village, Watford

Offers in Region of £280,000

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Nascot Street

Nascot Village, Watford

Presented by Proffitt & Holt, this spacious one-bedroom, purpose-built apartment is located in the desirable Nascot Village, just a short distance from Watford Junction and local amenities. Offered with **no upper chain**, this property is an excellent opportunity for first-time buyers or investors.

The property boasts a modern, open-plan living and dining area, ideal for both relaxing and entertaining. The stylish kitchen is fitted with contemporary appliances, while the large double bedroom benefits from an en suite bathroom, ensuring comfort and privacy.

Residents also enjoy shared outdoor storage, adding to the practicality of the home. With its convenient location near transport links and amenities, this property is perfectly suited for commuters.





Nascot Street

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 Intu Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- One Bedroom
- Self Contained Ground Floor Apartment
- No Upper Chain
- Close to Station
- Ample Storage
- Own Entrance
- Secluded Setting





For broadband and mobile speeds see:

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

General Information

Services

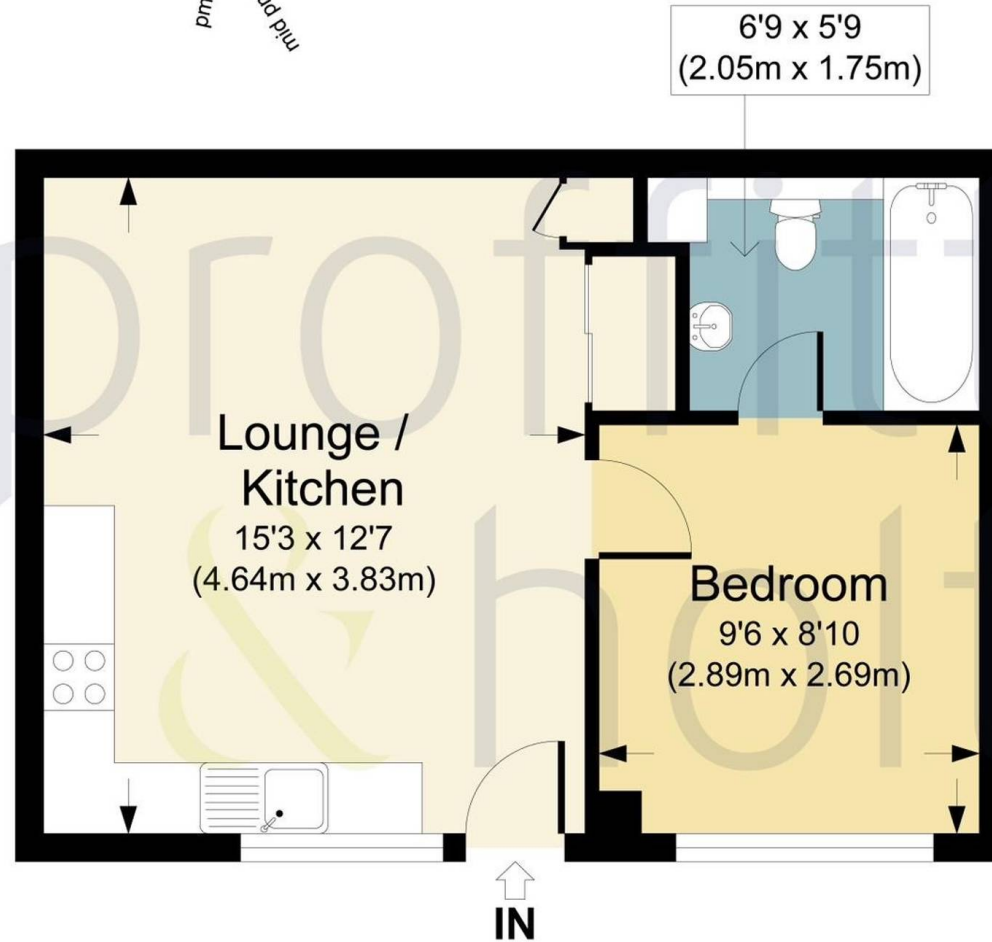
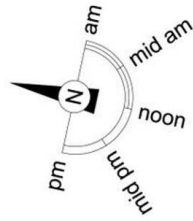
Mains electricity, gas, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







NASCOT STREET, WD17

APPROX. GROSS INTERNAL FLOOR AREA 330.66 SQ FT / 30.72 SQ M.
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Proffitt & Holt – Watford

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