



Elton Park, Nascot Wood, Watford
Guide Price £170,000

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Elton Park

Nascot Wood, Watford

An exceptional opportunity for first-time buyers, investors, or busy commuters.

This spacious second-floor studio apartment, located in the highly desirable Nascot Wood area of Watford, stands out with its *much larger than average layout* and *bright dual-aspect windows*, creating a light and airy living space rarely found in similar properties.

Perfectly positioned, the apartment is just a short walk from Watford Junction station, where fast trains reach London Euston in only 15 minutes.

Watford town centre and the wide open spaces of Cassiobury Park are also within easy reach. Inside, the property offers a generous lounge/bedroom area, a separate fitted kitchen, and bathroom.

Additional benefits include allocated parking and the convenience of no upper chain.

With excellent local amenities, superb transport links, and strong rental demand, this home represents an ideal first step onto the property ladder or a smart investment opportunity.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E





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Nascot Wood, Watford



Watford Town Centre provides extensive shopping, transport and entertainment facilities, including the Intu Watford shopping centre, several theatres, and numerous restaurants.

For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan line tube station and Watford Junction mainline station provide fast and frequent services into London.

- Highly Desirable Nascot Wood Location
- Very Short Walk to Watford Junction (fast trains to Euston in 15 mins)
- Larger-than-Average Second-Floor Studio with Dual-Aspect Windows (bright & airy)
- Separate Fitted Kitchen with appliances
- Double Glazing Throughout
- Allocated Parking plus Communal Gardens
- Long Lease (over 150 years)
- No Upper Chain – Ready to Move Into or Let Immediately
- Strong Rental Demand – Ideal First Home or Investment Property



For broadband and mobile speeds see:

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

General Information

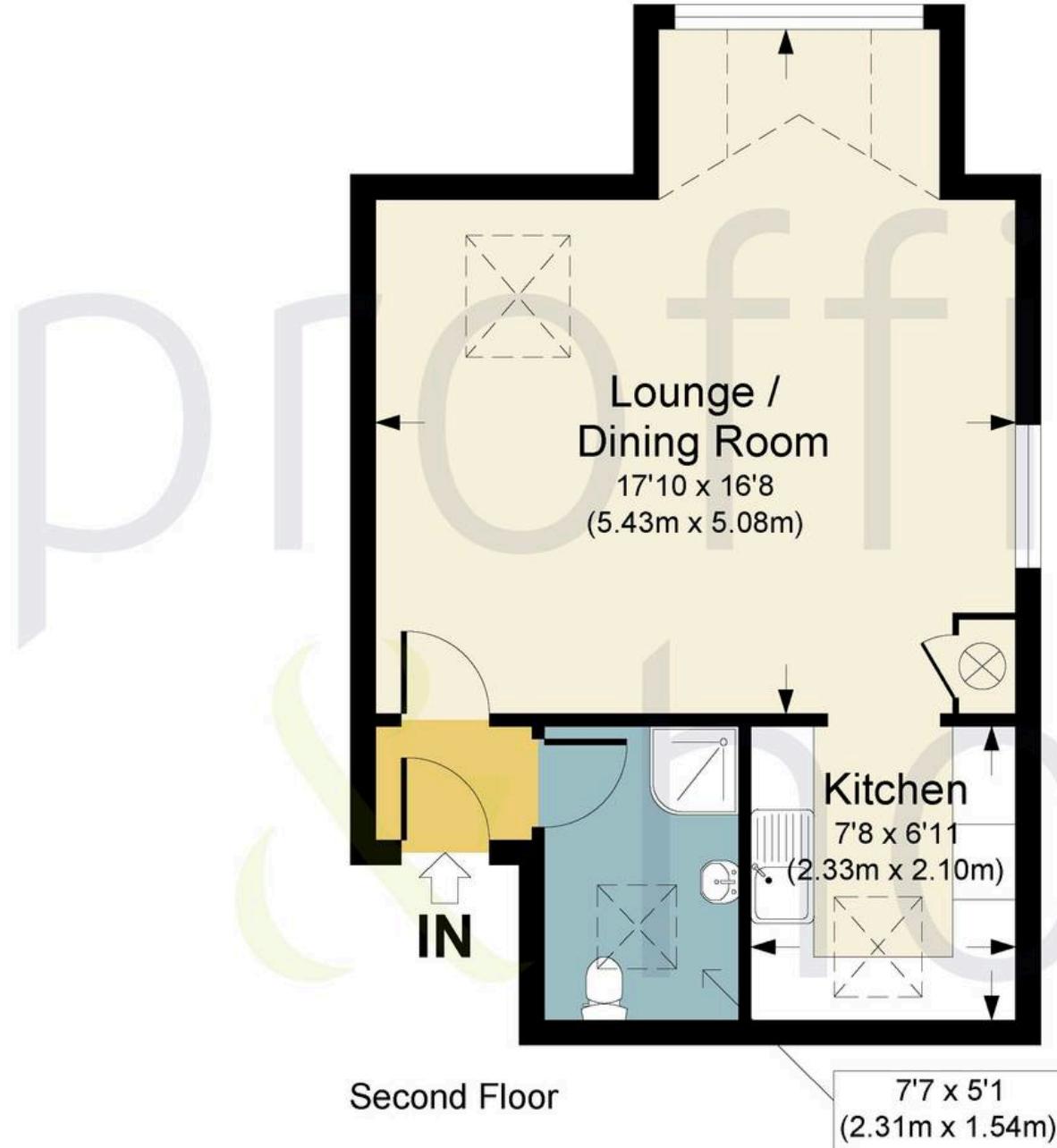
Services

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.





ELTON PARK, WD17

APPROX. GROSS INTERNAL FLOOR AREA 367.80 SQ FT / 34.17 SQ M.

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Proffitt & Holt – Watford

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