



# Regency Court, Langley Road, Nascot Wood, Watford

Guide Price £450,000

proffitt  
& holt





## REGENCY COURT

Langley Road, Nascot Wood, Watford

A well-presented and particularly spacious two double bedroom ground floor apartment, ideally situated within a prestigious gated development in the heart of Nascot Wood. Perfectly positioned just a stone's throw from Nascot Wood School, within easy reach of Watford town centre, and only a ten-minute walk from Watford Junction mainline station, this property offers both convenience and exclusivity.

The apartment is one of the largest in the block and benefits from its own privately owned patio area with direct access to the communal gardens. The accommodation comprises a welcoming entrance lobby and hall, a bright lounge, a generous kitchen/breakfast room, two double bedrooms, a spacious bathroom, and an en suite to the master bedroom.

Residents enjoy the additional benefit of secure gated entry, well-maintained communal gardens, a large shared patio area, and secure allocated underground parking for two cars.

Offered to the market with no upper chain and a share of freehold, this superb home combines generous living space with an excellent location – ideal for professionals, downsizers, or anyone seeking easy access to Watford's transport links and amenities.





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Nascot Wood is a sought-after residential area near to Nascot Wood JMI school, Cheslyn Gardens and a short distance to the award winning Cassiobury Park. Watford Town Centre is approximately a distance of one and a half miles providing excellent shopping facilities, including the Atria Watford shopping centre, The Palace and Pumphouse theatres, Watford Colosseum 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 five/ten minute drive.

- Prestigious Gated Development
- Ground Floor Apartment
- Two Double Bedrooms
- En Suite to Master
- Large Kitchen/Breakfast Room
- Private Patio Area
- Access to Communal Gardens
- Two Secure Parking Spaces
- Share of Freehold
- No Upper Chain





*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

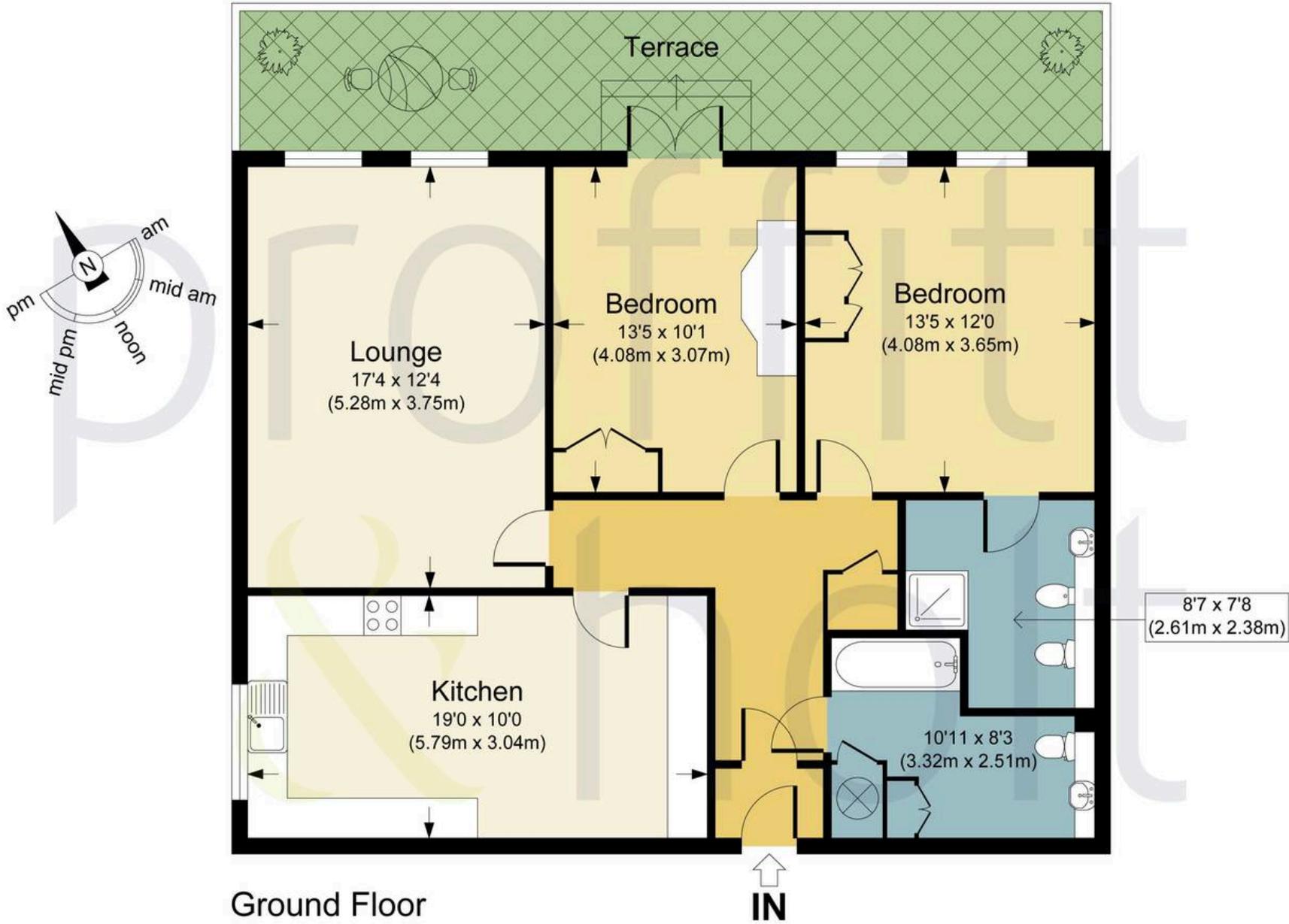
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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







**REGENCY COURT, WD17**

APPROX. GROSS INTERNAL FLOOR AREA 967.02 SQ FT / 89.84 SQ M

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## Proffitt & Holt – Watford

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