

The Spinney, Watford, Hertfordshire, WD17 4QF



Fixed Price £325,000 Leasehold 2 Bedroom First Floor Flat

A most spacious, chain free TWO DOUBLE BEDROOM FIRST FLOOR FLAT, located half a mile away from Watford Junction Station.

- TWO DOUBLE BEDROOMS
- LIVING/DINING ROOM
- GOOD SIZED KITCHEN
- FAMILY BATHROOM
- CHAIN FREE
- RESIDENTS PARKING
- COMMUNAL GROUNDS
- GARAGE IN BLOCK
- ENTRY PHONE SYSTEM

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The property comprises of a welcoming entrance hall with versatile storage cupboards and doors providing access to all the rooms. There is a 17' living/dining room and a separate kitchen, with ample storage space.

The property boasts a spacious master bedroom, with two large windows that provide an abundance of light, a further double bedroom and a three-piece bathroom suite. Externally there is residents parking and well maintained communal grounds. There is also a garage in block.

Situated just off Church Road in Nascot Village which is sought-after residential area within easy walking distance of local shops and amenities. Major road links such as the M1, M25 and A41 are all within easy access. Watford Junction Station is just over half a mile away and provides frequent trains into London Euston.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2,134.48 (2023-2024)
- Approx. Floor Area: 782.8 Sq ft / 72.7 Sqm
- Lease Remaining: Approx 941 years remaining.
- Annual Service Charge and Review: £932.00 per annum
- Annual Ground Rent and Review: £15.75 per annum
- Nearest Station: 0.6 miles Watford Junction Station – Overground

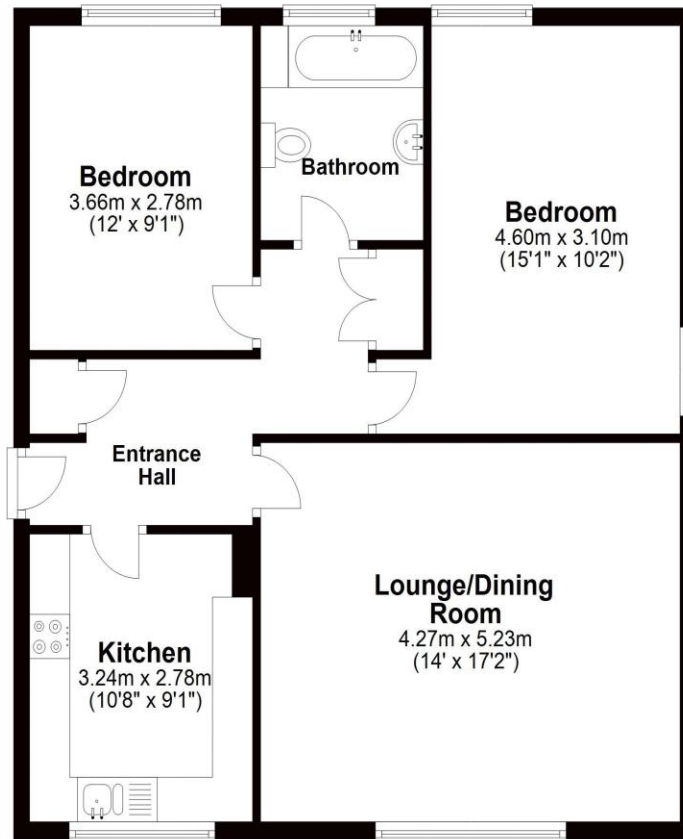


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First Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		