



Windermere Court, Alexandra Road, Watford

In Excess of £325,000

proffitt
& holt





Windermere Court, Alexandra Road

Watford



Introducing this well-presented two-bedroom flat, ideally positioned within the sought-after Nascot Wood area, just a short walk from Watford Junction Station.

Benefitting from a share of freehold the property includes a private garage as well as resident parking. The property features two generously sized double bedrooms, making it perfect for professionals, couples, or small families seeking a comfortable and spacious home.

The flat is offered with no upper chain, providing a straightforward purchase opportunity for buyers looking to move quickly.

Inside, you will also find a bright and airy living room, a modern fitted kitchen, and a bathroom. The flat further benefits from a newly installed boiler, and a long lease offering peace of mind for owner-occupiers and investors alike.

Externally, the property boasts a garage en bloc, providing secure and convenient parking or extra storage space. There is also resident parking available, ensuring ease of access for homeowners.

The location is particularly advantageous, with excellent transport links nearby and a range of local amenities within easy reach. Whether you are commuting into London or exploring the vibrant Watford area, this property offers a superb base in a popular residential setting.

Early viewing is highly recommended to appreciate all that this desirable flat has to offer.



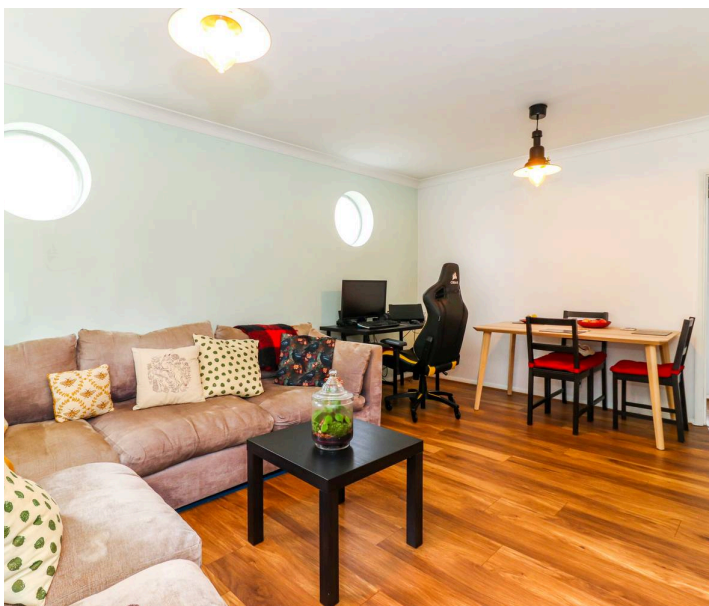
Windermere Ct, Alexandra Rd

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

- 2 Double Bedrooms
- Garage En Bloc
- Resident Parking
- Sought-After-Location
- Close To Watford Junction Station
- No Upper Chain
- Long Lease
- Newly Installed Boiler





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: C

Tenure: Share of Freehold

Services

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

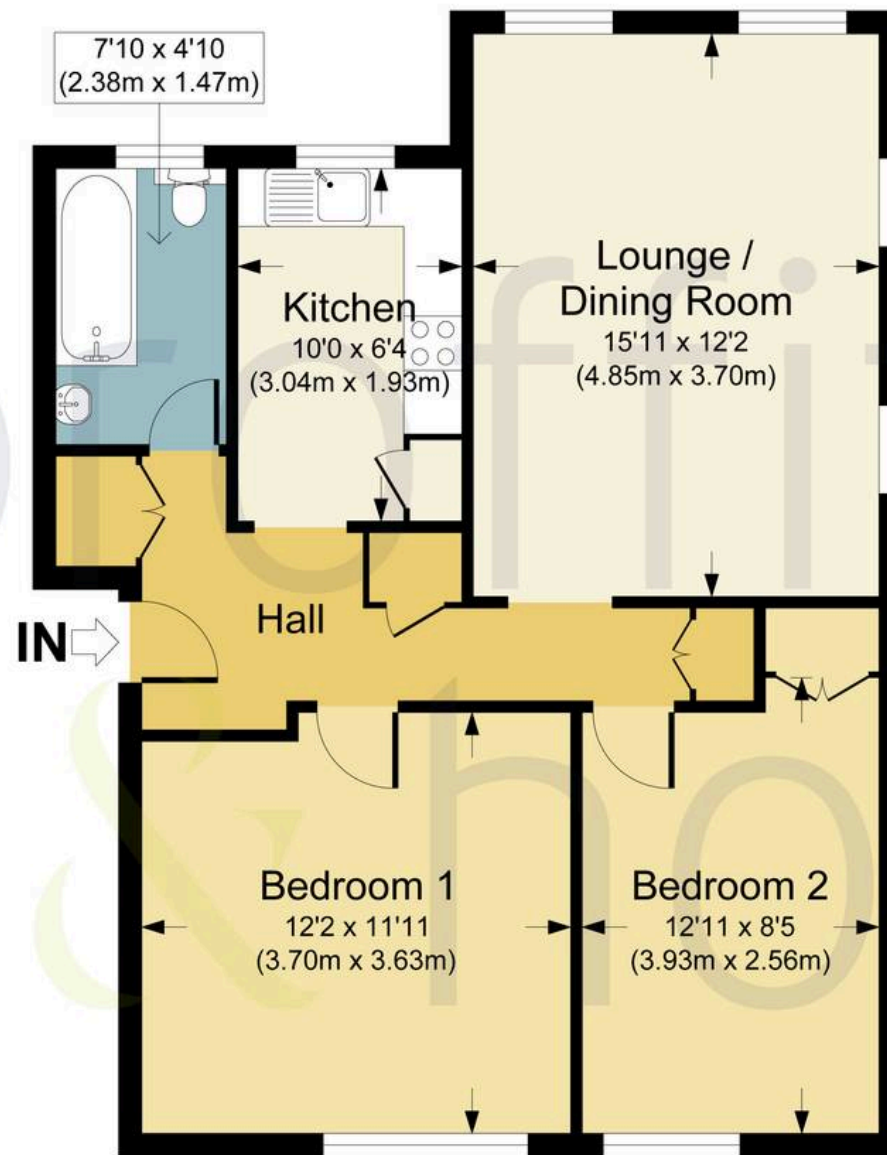
For broadband and mobile speeds see:

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

Fixtures and Fittings

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



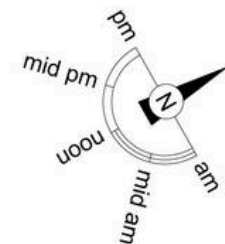


First Floor

WINDERMERE COURT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 640.56 SQ FT / 59.51 SQ M.

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Proffitt & Holt – Watford

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