

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 520 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 520 SQ FT / 48 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



## Langley Road WD17 4UH Leasehold £279,950

**NASCOT WOOD - LONG LEASE & ZERO GROUND RENT - CHAIN FREE.**  
A newly decorated, spacious ground floor end of terrace purpose built one bedroom maisonette within this particularly well kept and leafy Neo Georgian development of one and two bedroom flats. Ideally situated within walking distance of central Watford and Watford Junction Station as well as being close to both the M1 & M25 Motorways.

The flat features hardwood 'AMTICO' wood flooring, kitchen with appliances, bathroom with shower, window blinds, gas central heating, fully double glazed, reserved underground parking for one car plus guest parking.

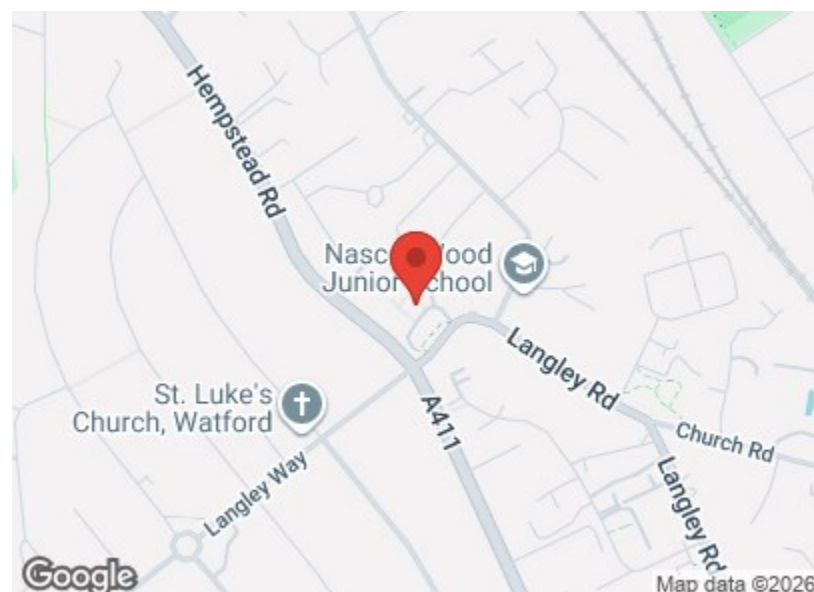
**LEASE -171 YEARS REMANING - ZERO G/R - C T BAND C - EPC BAND C**  
Please note a declared interest under Section 21 of the 1979 Estate Agents Act.

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JACK A. SHORN

Energy Efficiency Rating	
Current	Potential
71	78

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
72	81



Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

# Langley Road, Watford WD17 4UH

