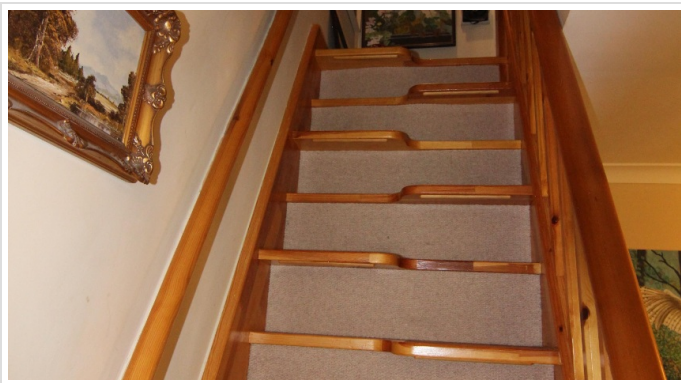


## 3 Bed Flat In Essex Road Nascot Wood, Watford, WD17 4EP

£490,000





## SHORT DESCRIPTION

Property Ref: 15261 Beautiful 120m<sup>2</sup> three bedroom flat (block of 4) on a quiet road in Nascot Wood conservation area, located 5 mins walk from Watford Junction station (20 mins to Euston), gym, Watford high street shopping centre, cinemas etc. Also a short walk to Cassiobury Park and Watford underground. Near to very good local schools. It's a share of freehold, and residents own the management company so they get to chose what they want to spend on upkeep, hence the service charge is basically the cost price of the gardener etc. Currently £300 per quarter. The loft has been converted to a large studio bedroom (signed off by the council and with correct paperwork) and is soundproofed. It includes a small sink. Comes with an optional garage rental (1,200 per year), but has secure gated parking in the carpark at the rear. Bathroom and Kitchen recently fitted. Property Type: Flat Full selling price: £490000.00 Pricing Options: Guide Price Tenure: Share of Freehold Council tax band: C EPC rating: C Measurement: 710.418sq.ft. Outside Space: Communal Garden, Front Garden, Rear Garden, Shared Garden, Enclosed Garden Parking: Communal, Garage, Driveway, Gated, Rear, Private, Off street Heating Type: Double Glazing, Gas Central Heating, Air Conditioning, Eco Friendly Chain Sale or Chain Free: Chain sale Possession of the property: Self-Occupied -----

3

Bed Room(s)

1

Bath Room(s)

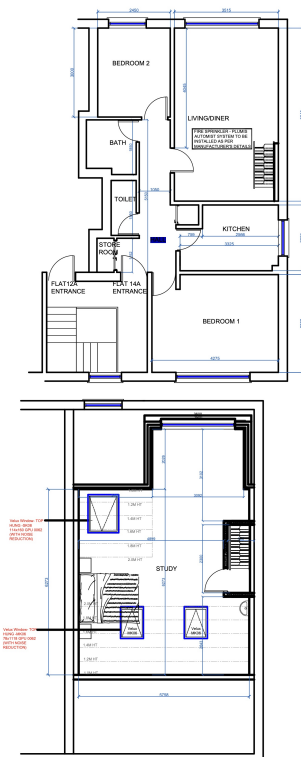
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	66 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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