



35 Outlook Place, 103 Langley Road, Watford, Hertfordshire, WD17 4PH

Asking Price £174,500, this is a 50% share of the full market value £349,000

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# About the property

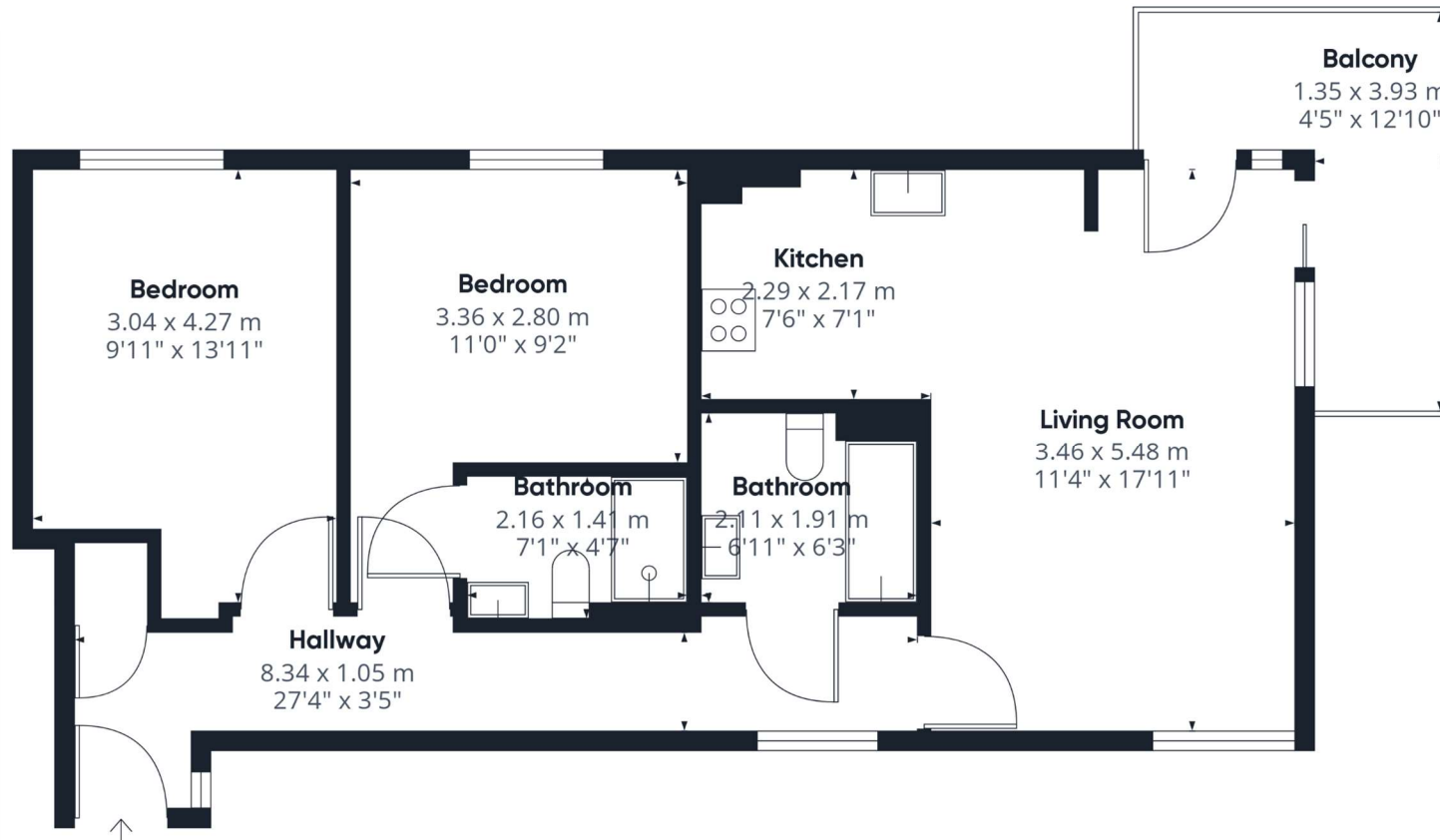
Introducing an extraordinary opportunity to own a magnificent shared ownership apartment in the heart of Hertfordshire. Located on Langley Road in the ever popular Nascot Wood area, this apartment is ideally located close to the prominent Watford Junction, providing excellent transport links! The property is also less than a 5 minute walk from Nascot Wood Infant and Junior School.

This stylish top floor apartment comprises of two generously sized double bedrooms, one en-suite shower room in addition to a family bathroom and an open plan living/dining/kitchen area with access to a private balcony. The inviting open plan space offers plenty of natural light with the large, double aspect windows while the well-kept kitchen is equipped with ample storage space and pristine worktops.

Other benefits include allocated parking, lift access and the financial relief of shared ownership.



- Shared Ownership
- Allocated parking
- 50% share
- Top floor with lift
- Private balcony
- Short walk from Nascot Wood Infant and Junior School



Approximate total area<sup>(1)</sup>

65.93 m<sup>2</sup>  
709.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Watford Borough Council

Council Tax: D

Approximate floor area: 709 sq ft

Tenure: Leasehold (110 years remaining)

Service charge: £96.60 per month

Rent: £283.13 per month

Nearest Station: 0.7 miles to Watford Junction

Distance to Town Centre: 1 miles to Watford

Nearest Motorway: 1.5 miles to M25

## Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

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



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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