



Connells

Fern Way  
Watford



## Property Description

A rarely available and very well presented two bedroom duplex flat. With share of freehold, off road parking, own garden and long lease, this home is THE perfect purchase. This residence has been superbly upkept by the current owners and boasts bright and modern living accommodation throughout. As you enter the first floor there is a shower room, storage cupboard, modern kitchen and living room with extra storage. On the second floor you have two bedrooms, the master with an ensuite. Well placed for sought after Kingsway and Stanborough schools. This highly sought after property will sell quickly so call us to book your viewing!

### Entrance Hall

Front door.

### First Floor

### Landing

### Shower Room

Shower cubicle, tiled walls, extractor fan, WC, vanity unit, window.

### Kitchen

9' 4" x 8' 1" ( 2.84m x 2.46m )

Fitted kitchen comprising wall and base units, work surfaces, radiator, laminate flooring, electric oven and hob, stainless steel sink.

### Lounge

Window, storage.

### Second Floor

### Landing

### Bedroom 1

14' 3" x 8' 4" ( 4.34m x 2.54m )

Window.

### Ensuite

Shower cubicle, WC, tiled walls, window, extractor fa, basin in vanity unit.

### Bedroom 2

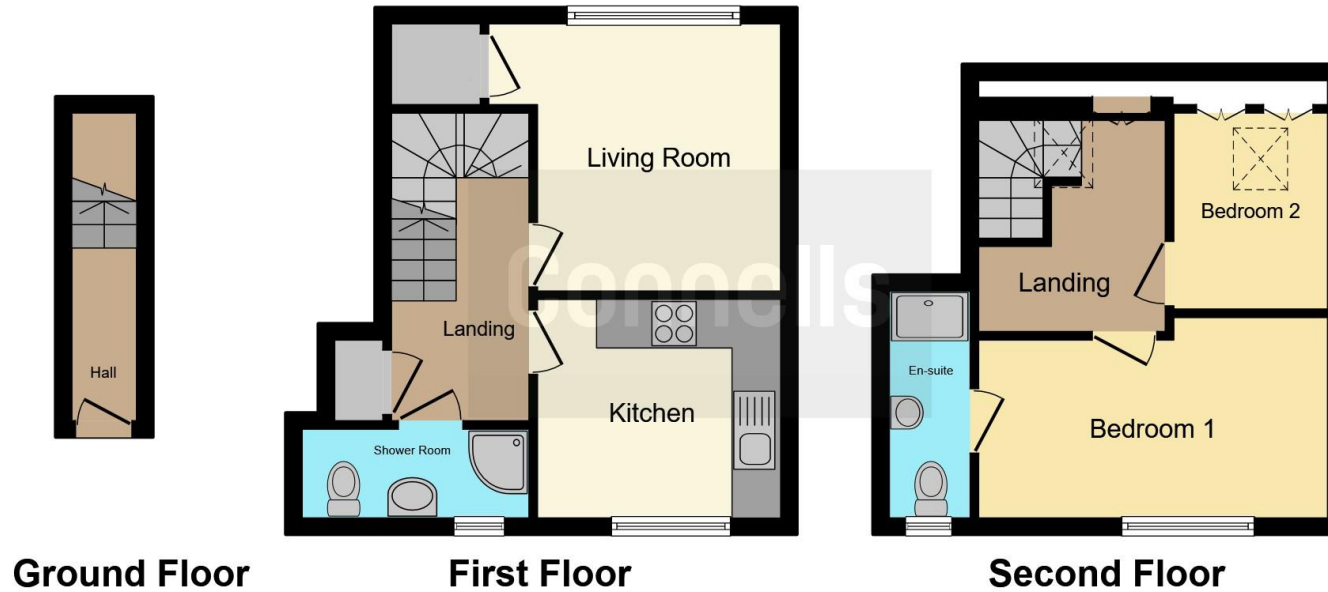
7' 1" x 8' 7" ( 2.16m x 2.62m )

Window, built in storage, radiator, restricted ceiling height.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA102836](http://connells.co.uk/Property/LEA102836)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: LEA102836 - 0007