



Connells

Osprey Close
Watford



Property Description

A very well presented two bedroom upper floor apartment, located in popular Osprey Close. The entrance hall leads onto both bedrooms, a bathroom and then a large lounge taking you to the kitchen area. Well placed for Garston train station and a range of local convenience stores as well as major road links like the North Orbital Road. The well kept development benefits from residents parking and communal gardens. This property has electric heating and a long lease as well as loft space. Your internal viewing is highly recommended.

Communal Entrance

Front door.

Entrance Hall

Front door.

Lounge

11' 8" max x 16' 4" max (3.56m max x 4.98m max)

Two windows, radiator, laminate flooring.

Kitchen

6' 1" x 8' (1.85m x 2.44m)

Window, range of wall and base units, cooker point with cooker hood over, stainless steel sink with drainer.

Bedroom 1

13' 5" x 9' 1" (4.09m x 2.77m)

Secondary glazed window, electric radiator, laminate flooring, fitted wardrobes.

Bedroom 2

8' 5" x 7' 4" (2.57m x 2.24m)

Radiator, laminate flooring, window.

Bathroom

WC, extractor fan, bath with shower, wash hand basin, tiled walls.

Outside

Communal Gardens

Residents Parking







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

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA102840

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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