



**Connells**

Chalkdell House Loweswater Close  
Watford





### Property Description

A spacious two bedroom second floor flat offering residents parking, a long lease, great decorative order and sought after development location. This super residence is located well for a number of popular schools such as Alban Wood and Kings Way. Garston station is the nearest train connection and the North Orbital Road is in the locality, great for commuters. The communal entrance takes you up to the second floor and when you enter the hall there are the two bedrooms and the bathroom. As you enter the large living room the open kitchen is located on the left. This property is in council tax band D.

### Entrance Hall

Front door.

### Living Room

15' 3" x 10' 7" ( 4.65m x 3.23m )

Carpet, radiator, Juliet balcony.

### Kitchen

7' 2" x 7' 1" ( 2.18m x 2.16m )

Fitted kitchen comprising wall and base units, tiled wall, stainless steel sink with drainer, gas hob and oven.



### Bedroom 1

7' 1" max x 19' 1" max ( 2.16m max x 5.82m max )

Radiator, window.

### Bedroom 2

11' 1" x 7' 1" ( 3.38m x 2.16m )

Carpet, radiator, window.

### Bathroom

Tiled floor, radiator, WC, bath with shower attachment over, extractor fan.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA102032](http://connells.co.uk/Property/LEA102032)**

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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