



**Connells**

Da Vinci Court Cezanne Road  
Watford



### Property Description

A delightful two bedroom first floor apartment. This prestigious residence boasts so many features and benefits, ensuite to second bedroom, master bedroom with feature balcony, spacious rooms, modern kitchen and family bathroom. There is an off road parking space and communal grounds. The lease on this property is good and this home is ready to move -into. Well placed for Stanborough and Beechfields schools, and walking distance to Asda and Sainsbury superstores. Road links such as the A41 and M1 are great for c



## Entrance Hall

Front door, two storage cupboards.

## Living Room

Radiator, window.

## Kitchen

6' 11" x 8' 11" ( 2.11m x 2.72m )

Opening to living room, range of wall and base units, work surfaces, cooker point with electric oven and gas hob, fridge/ freezer, stainless steel sink with drainer, plumbing for washing machine.

## Bedroom 1

10' 2" max x 8' 4" plus recess ( 3.10m max x 2.54m plus recess )

Window, radiator, 'Sharp' fitted wardrobes, doors to balcony.

## Balcony

## Inner Hallway

'Sharp' fitted wardrobes.

## Bedroom 2

14' 7" x 6' 3" plus wardrobe ( 4.45m x 1.91m plus wardrobe )

Radiator.

## Ensuite

Shower cubicle, wash hand basin, extractor fan, WC.

## Bathroom

Bath, tiled walls, radiator, extractor fan, WC, bath with shower attachment.

## Outside

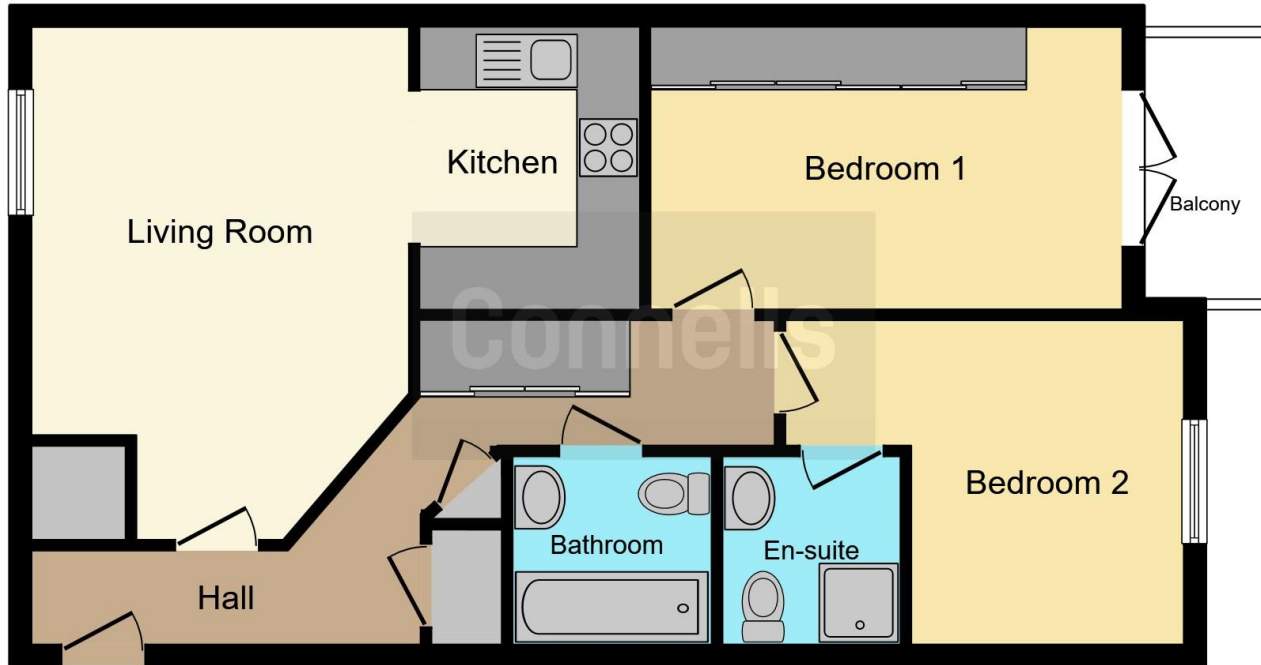
## Residents Parking

## Communal Grounds









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: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA102895](http://connells.co.uk/Property/LEA102895)**

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.



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Property Ref: LEA102895 - 0005