



Connells

Da Vinci Court Cezanne Road
Watford

Da Vinci Court Cezanne Road
Watford WD25 9BF

for sale offers over
£300,000



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 commute



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

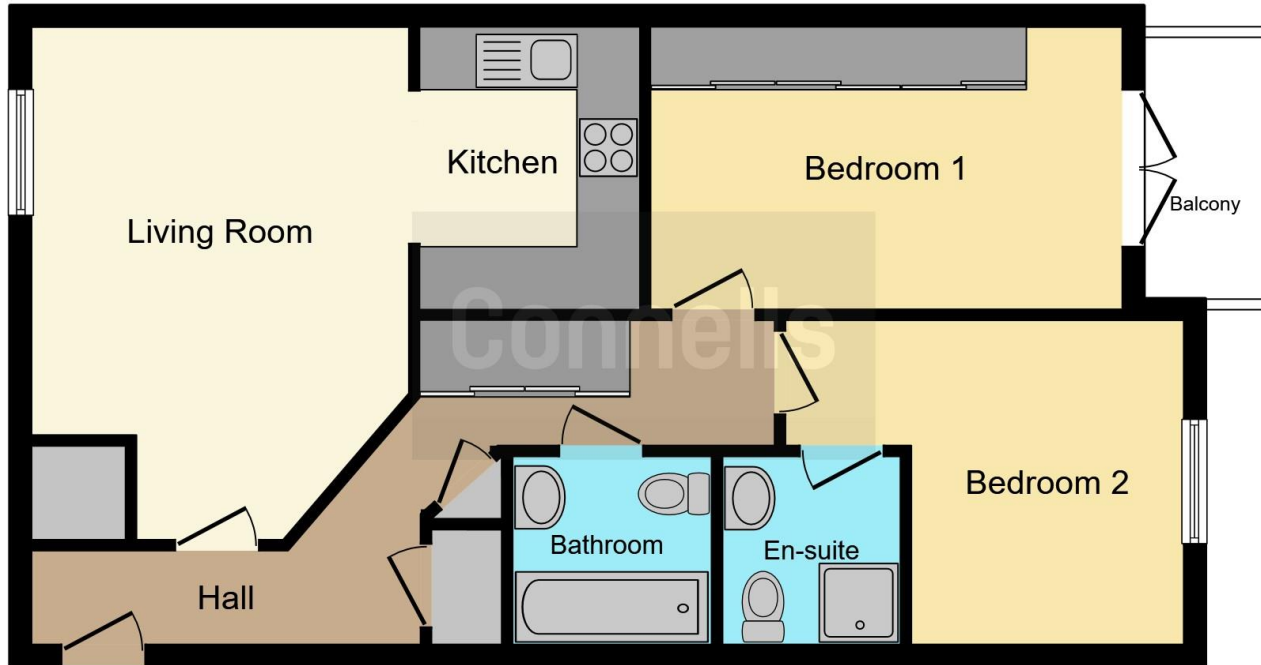
Residents Parking

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

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/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.



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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