



**Connells**

Rochester Drive  
Watford



Rochester Drive  
Watford WD25 9BJ

for sale offers over  
**£190,000**



## Property Description

A delightful one bedroom second floor flat. Presented in very good decorative order throughout this property features a long lease, residents parking, communal gardens, partly boarded loft space, double bedroom and a bright and airy lounge leading to modern fitted kitchen. This development is well placed for St Albans Road, North Orbital Road, Garston station and Stanborough Park for recreation.

hand basin, tiled walls, extractor fan.

## Outside

## Communal Gardens

## Residents Parking

## Entrance Hall

Front door.

## Lounge

15' 1" max x 12' 3" max (4.60m max x 3.73m max)

Two windows, laminate flooring, reduced ceiling height.

## Kitchen

5' 8" x 7' 7" (1.73m x 2.31m)

Fitted kitchen comprising wall and base units, stainless steel sink with drainer, cooker point with cooker hood.

## Bedroom 1

9' 10" max x 12' 4" plus recess (3.00m max x 3.76m plus recess)

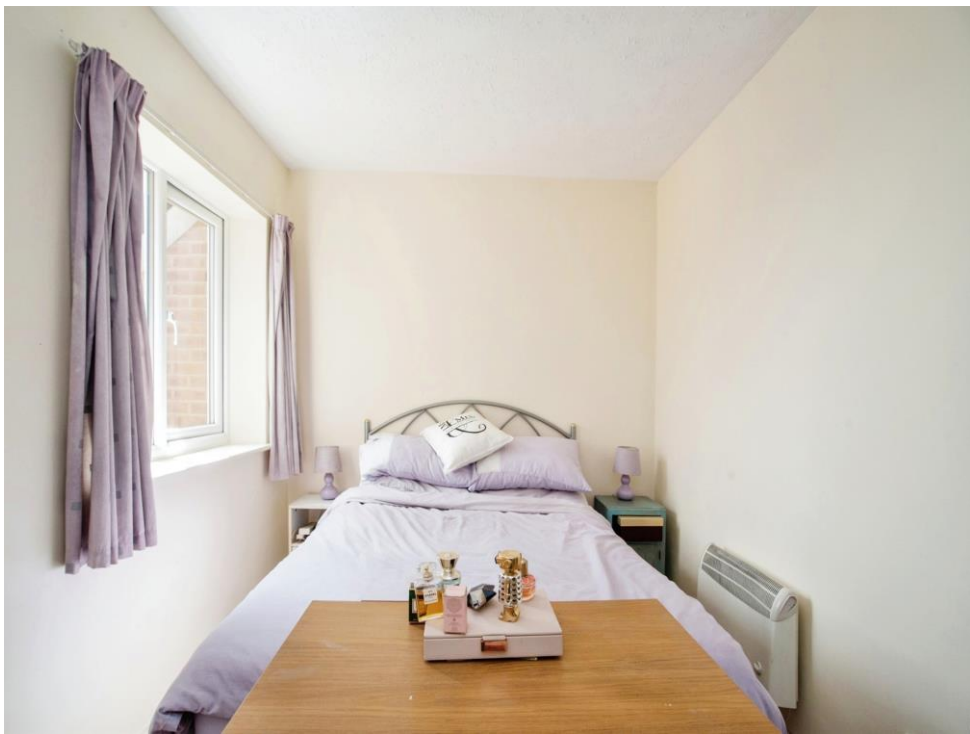
Window, fitted wardrobe,

## Bathroom

Bath with shower attachment over, WC, wash











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

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto: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/LEA102926](http://connells.co.uk/Property/LEA102926)**

This is a Leasehold property with details as follows; Term of Lease 122 years from 15 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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