



**Connells**

Garston Park Parade  
Watford





### Property Description

A two bedroom first floor flat in Garston. This property is perfect for an investor. With double glazing, gas central heating, a fitted kitchen and bright bathroom. Located above commercial premises and near Garston train station this home is also well placed for the North Orbital road link and local shopping amenities. Your viewing is highly recommended.

### First Floor

#### Lounge

13' x 11' 11" max ( 3.96m x 3.63m max )  
Radiator, two windows.

#### Kitchen

12' 11" x 7' ( 3.94m x 2.13m )  
Tiled flooring, cooker point, cooker hood, stainless steel sink, radiator, window.



### Bedroom 1

11' 9" x 12' 1" ( 3.58m x 3.68m )

Window, radiator.

### Bedroom 2

12' 1" x 7' 1" ( 3.68m x 2.16m )

Radiator, window.

### Bathroom

Bath with shower attachment, radiator, tiled walls, extractor fan, WC, wash hand basin.

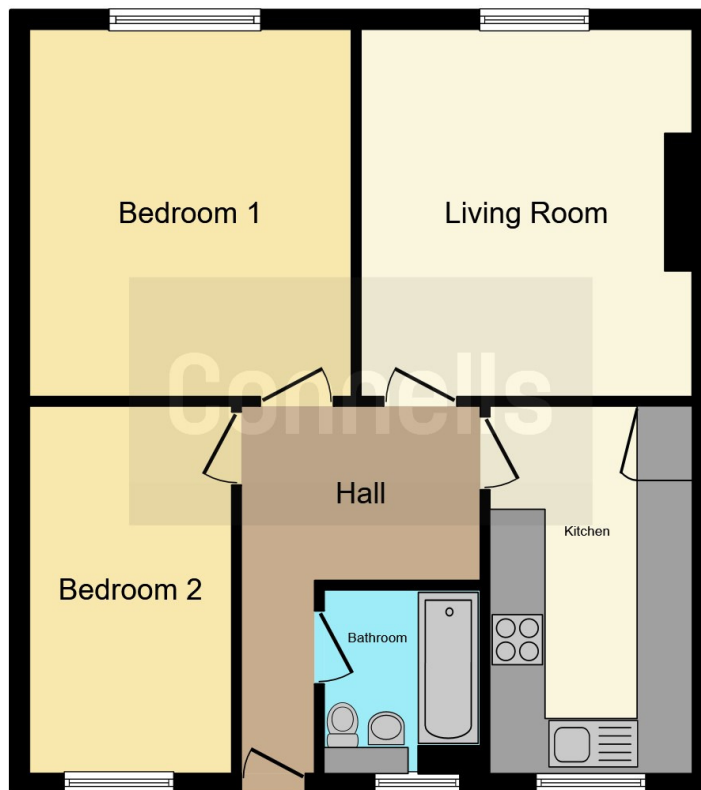












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties 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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103027](https://www.connells.co.uk/Property/LEA103027)**

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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