



**Connells**

Cunningham Way  
Leavesden WATFORD



## Property Description

A fantastic one bedroom first floor apartment. Boasting numerous features and benefits such as bright and airy living/ kitchen space, double bedroom with space for wardrobes, modern bathroom, residents parking and communal grounds. Well placed in this popular post code with Abbotswood development close by with its convenient grocery shop, restaurant, pharmacy and medical centre. Local bus routes near by and road links such as A41, M25 and M1. For recreation is local Leavesden Country Park.

### Entrance Hall

Front door, two storage cupboards.

### Living Room/ Kitchen Area

18' 9" max x 15' 7" max ( 5.71m max x 4.75m max )

Two radiators, Juliet balcony, cooker point and hood, range of wall and base units, work surfaces, window.

### Bedroom 1

12' 11" max x 12' 3" max ( 3.94m max x 3.73m max )

Window, double wardrobes.

## Bathroom

Bath with shower unit, WC, wash hand basin, heated towel rail.

## Outside

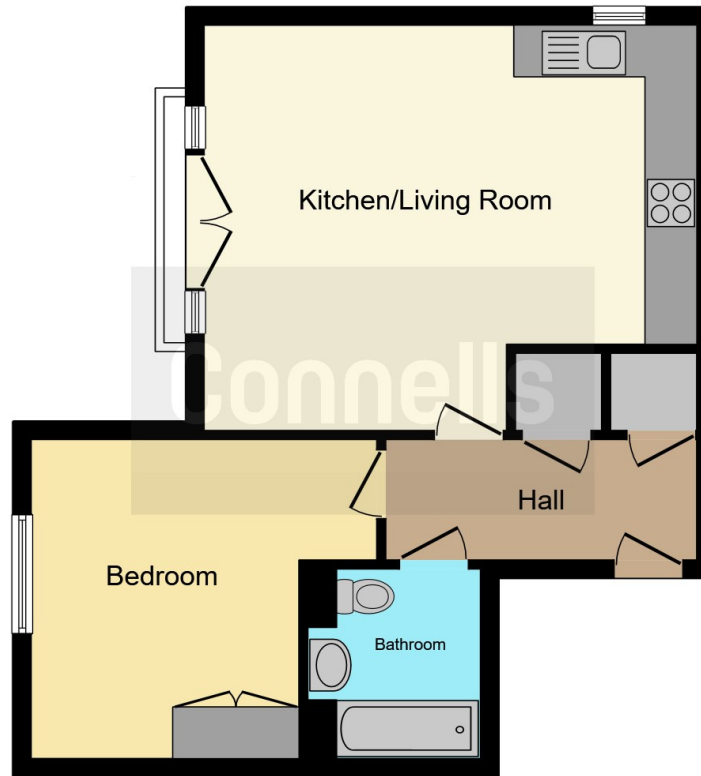
## Communal Grounds

## Allocated Parking









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/LEA103064](http://connells.co.uk/Property/LEA103064)**

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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