



Connells

Bembridge Place
Linden Lea Watford

Bembridge Place Linden Lea Watford WD25 7DN

for sale offers in excess of
£220,000



Property Description

Welcome to Bembridge Place, a beautifully presented one-bedroom ground floor flat that exudes modern charm and comfort. This exceptional property features direct access to communal gardens, creating a serene outdoor space right at your doorstep.

Inside, you'll find a bright and airy living environment, highlighted by a contemporary kitchen and a stylish shower room, both meticulously maintained to the highest standard. The open layout enhances the sense of space, making it perfect for relaxed living or entertaining guests.

Conveniently located, this flat offers easy access to the North Orbital Road and the Watford Leisure Centre, making it an ideal choice for those seeking both tranquility and accessibility.

Don't miss the opportunity to view this remarkable property-schedule your internal viewing today!

Entrance Hall

Front door.

Lounge

20' 1" max x 9' 1" max (6.12m max x 2.77m max)

Patio door to communal gardens, window, radiator.

Kitchen

7' 3" x 8' 1" (2.21m x 2.46m)

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

Shower Room

Shower cubicle, tiled walls, basin with vanity unit, WC, heated towel rail, window.

Bedroom

9' 4" plus recess x 9' 1" plus wardrobes (2.84m plus recess x 2.77m plus wardrobes)

Fitted wardrobes, radiator, window.









Floor Plan

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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1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103107

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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