

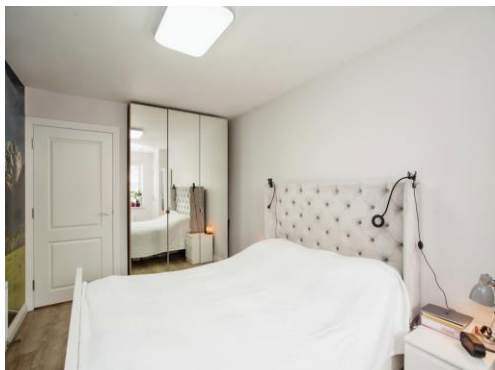


Connells

Dome Mews St. Albans Road
Watford

Dome Mews St. Albans Road Watford WD25 9JH

for sale offers over
£250,000



Property Description

Connells are pleased to offer for sale this delightful one-bedroom apartment located on the ground floor of this prestigious and modern development which is only five years old. This property would be perfect for first time buyers and investors alike.

The property comprises and features residents parking, modern decorative order and an open plan lounge/ kitchen area with a large balcony/ patio, perfect for entertaining.

The apartment also benefits from a beautiful modern fitted bathroom and a double bedroom, and your internal viewing is highly recommended.

This home is in a great location close to local amenities, well placed for superstores, schools, London Euston in 26 minutes from nearby Watford North station, ideally placed to main road A41 and M25 as well as frequent bus services and Watford mainline and tube stations.

Entrance Hall

Front door.

Lounge

10' 9" max x 21' 3" max (3.28m max x 6.48m max)

Open plan lounge, engineered wood flooring, radiator, double glazed patio doors to balcony.

Kitchen Area

Fitted kitchen comprising wall and base units, work surfaces, sink, integrated oven, hob, cooker hood, integrated dishwasher and washing machine, integrated fridge/ freezer, extractor fan.

Bedroom

16' 9" plus recess x 9' max (5.11m plus recess x 2.74m max)

Window to rear aspect, radiator, built in wardrobe.

Shower Room

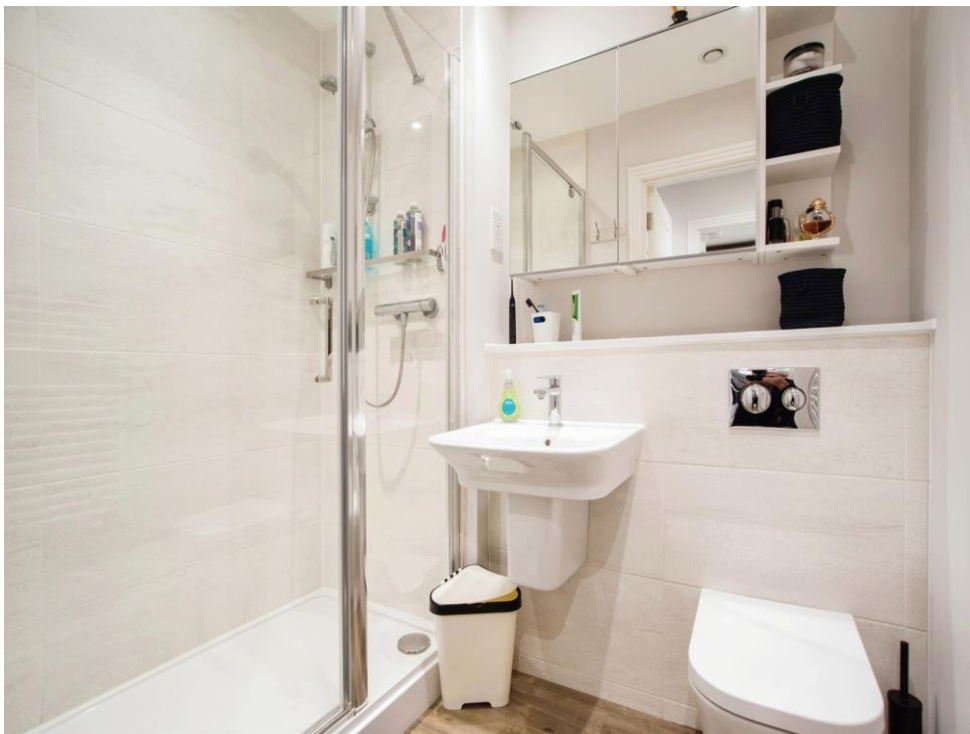
Double shower cubicle, extractor fan, wash hand basin, WC, shaver point, towel rail/ radiator.

Patio

Residents Parking

Allocated parking space.









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: B

Council Tax
 Band: C

Service Charge:
 1069.00

Ground Rent:
 295.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103141

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2018. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: LEA103141 - 0010