



**Connells**

North Western Avenue  
WATFORD





### Property Description

This stunning first floor maisonette has a spacious living room with a large bay window. There is a double bedroom, a shower room, and a modern fitted kitchen area.

This property boasts a low maintenance rear garden and allocated parking.

There is also a fully boarded & insulated loft space with a pull-down ladder which can be accessed via the hallway.

North Western Avenue is a fabulous road for an easy commute into London with both the M1, M25 & A41 within close proximity.

This maisonette is perfect for the first time buyer looking to get on the property ladder or as a buy to let investment.



## Entrance Hall

Front door, stairs.

## Kitchen Area/ Lounge Area

19' 6" max x 14' 1" max ( 5.94m max x 4.29m max )

Open plan kitchen area to lounge area, fitted kitchen area comprising wall and base units, stainless steel sink with drainer, windows to front, rear & side, bay window, two radiators, hardwood flooring, cooker point with cooker hood.

## Bedroom 1

12' 8" x 6' 7" ( 3.86m x 2.01m )

Boiler, radiator, window.

## Shower Room

Heated towel rail, shower cubicle, window, WC, wash hand basin.

## Outside

## Parking

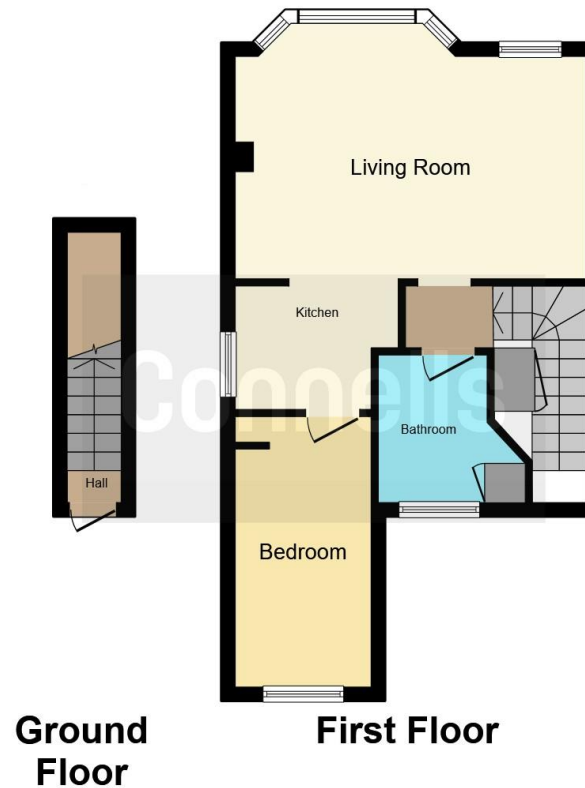
## Shared Rear Garden











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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103237](http://connells.co.uk/Property/LEA103237)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1988. 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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