



Connells

Throstle Place
WATFORD



Property Description

This first floor one-bedroom apartment has been very well-maintained by the current owner. With a good-sized lounge, separate kitchen and double bedroom, this is the perfect property for first-time buyers and investors alike. The property also boasts communal gardens and plenty of parking for residents and visitors. The property is also located close to excellent public transport links and connections to the A41, M1 & M25.

Lounge

10' Maximum x 16' 4" Maximum (3.05m Maximum x 4.98m Maximum)

Radiator and window to the side.

Kitchen

9' 10" Maximum x 9' 6" Maximum (3.00m Maximum x 2.90m Maximum)

Window to side, stainless steel sink and drainer and fitted electric hob and oven.

Bedroom

9' 2" Maximum x 17' Maximum (2.79m Maximum x 5.18m Maximum)

Radiator and window to rear.

Bathroom

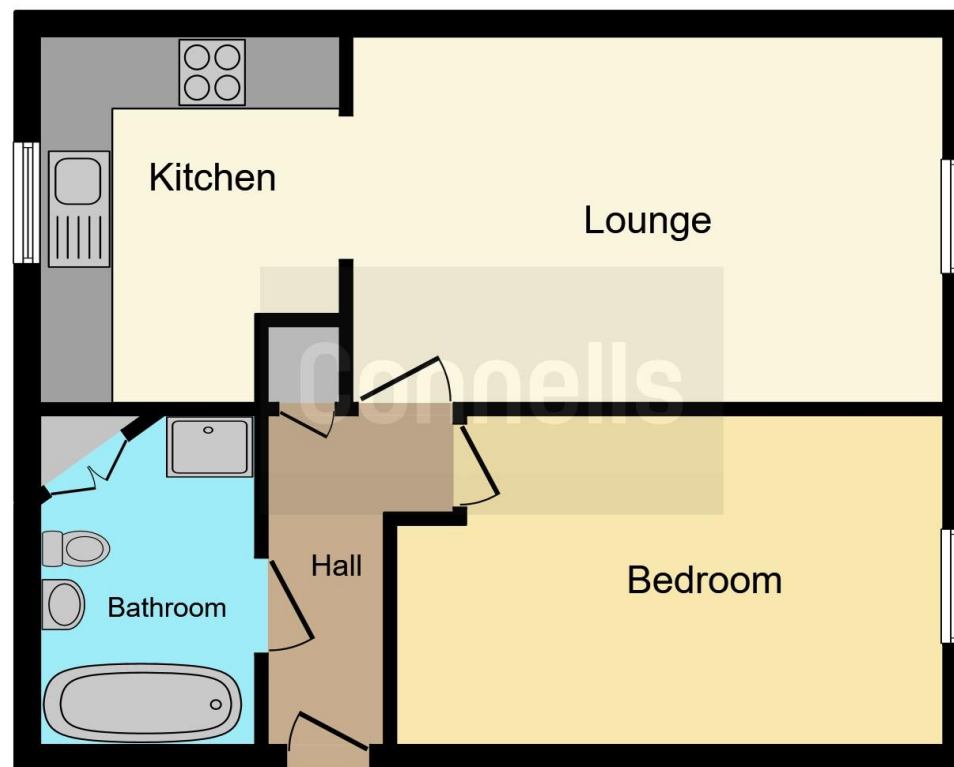
Jacuzzi bath, shower cubicle, hand-wash basin, w/c and window to side.











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
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EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1250.00

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA102970

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1983. 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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