



**Connells**

Midsummer Lodge Sheepcot Lane  
Watford



## Property Description

This stunning second floor apartment is situated in a quiet, gated development with communal gardens and the benefit of allocated parking.

The property comprises two bedrooms, one of which has an en-suite, a spacious living room with plenty of room for a dining area, a kitchen and a bathroom.

The property is in a great location, close to local shops and amenities and has good transport links with Garston train station being within walking distance and also major roads the A41, M1 & M25 all close by. The apartment is also in the catchment area for 'outstanding' schools.

Viewing is highly recommended on this property.

## Entrance Hall

Front door.

## Lounge/ Diner

14' 5" x 9' 8" ( 4.39m x 2.95m )

Window, radiator.

## Kitchen Area

9' 8" x 7' 8" ( 2.95m x 2.34m )

Sink with drainer, window, built in pantry, cooker point.

## Bedroom 1

11' 2" x 10' 9" ( 3.40m x 3.28m )

Window, wardrobes, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC

## Bedroom 2

9' 4" x 6' 1" ( 2.84m x 1.85m )

Window.

## Bathroom

Bath, WC, wash hand basin.

## Outside

## 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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1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

EPC Rating: C Council Tax  
 Band: D

Service Charge:  
 1740.00

Ground Rent:  
 395.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103255](http://connells.co.uk/Property/LEA103255)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2008. 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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