





Shire House Farriers Way  
Watford WD25 9BW

for sale offers in excess of  
**£260,000**



### Property Description

A superb one bedroom ground floor apartment presented in excellent decorative order. Featuring a long lease, parking, communal gardens and a popular residential location which is well placed for picking up M1 and the North Orbital Road, this property has to be seen to be appreciated. As you enter the front door you have a handy utility cupboard, perfect for extra storage, the bathroom, the double bedroom and the open plan living room/ kitchen area with integrated appliances. Featuring under-floor heating throughout with a zoned controls, a long lease, double glazing and gas central heating, your internal viewing is recommended.



## Entrance Hall

Front door.

## Utility Cupboard

Storage space.

## Lounge/ Kitchen

23' 1" max x 14' 2" max ( 7.04m max x 4.32m max )

Bay window, range of wall and base units, stainless steel sink with drainer, under floor heating, extractor fan, Integrated Dishwasher, Cooker, Fridge and Induction Hob, plumbing for washing machine.

## Bedroom 1

10' 2" x 12' 9" ( 3.10m x 3.89m )

Built in wardrobes, window, under floor heating.

## Bathroom

Bath with shower attachment, radiator, tiled walls, extractor fan, WC, wash hand basin in vanity unit.

## Outside

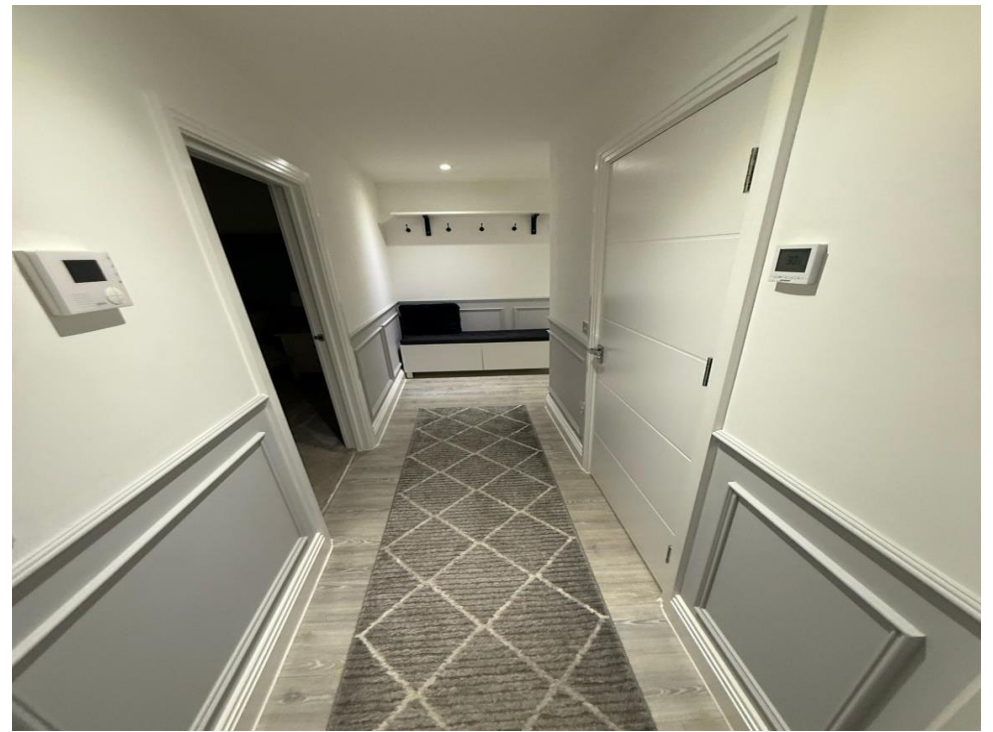
Bath with shower attachment, radiator, tiled walls, extractor fan, WC, wash hand basin in vanity unit.

## Two Parking Spaces

## Communal Gardens















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

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1482.00

Ground Rent:  
 280.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2019. 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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