



**Connells**

Shire House Farriers Way  
WATFORD



Shire House Farriers Way  
WATFORD WD25 9BW

for sale offers in excess of  
**£275,000**



### Property Description

A fantastic opportunity to purchase this beautifully presented one-bedroom first-floor flat, set within an exclusive development built in 2019 in the popular Garston area. The property is in immaculate condition throughout and offers light-filled, well-proportioned accommodation comprising a bright open-plan lounge and kitchen area, a good-sized double bedroom with fitted wardrobes, a modern bathroom, and an excellently sized storage cupboard in the hallway. Benefiting from underfloor heating this superb home is ideal for first-time buyers. Externally, the development features well-kept communal gardens, two allocated parking spaces for the property, and ample visitors' parking. The location is perfect for enjoying scenic country walks at the beautiful Munden Estate, and is close to excellent schooling such as Parmiter's. There are also outstanding transport links nearby, with easy access to the M25 and M1 motorways. Early viewing is highly recommended.



## Entrance Hall

Front door.

## Kitchen Area/ Lounge/ Diner

20' 6" max x 16' 3" max ( 6.25m max x 4.95m max )

Bay window, under floor heating, kitchen area comprising wall and base units, window, stainless steel sink with drainer, cooker point, dishwasher, fridge/ freezer.

## Bedroom 1

10' 1" max x 12' 9" max ( 3.07m max x 3.89m max )

Built in wardrobes, under floor heating, window.

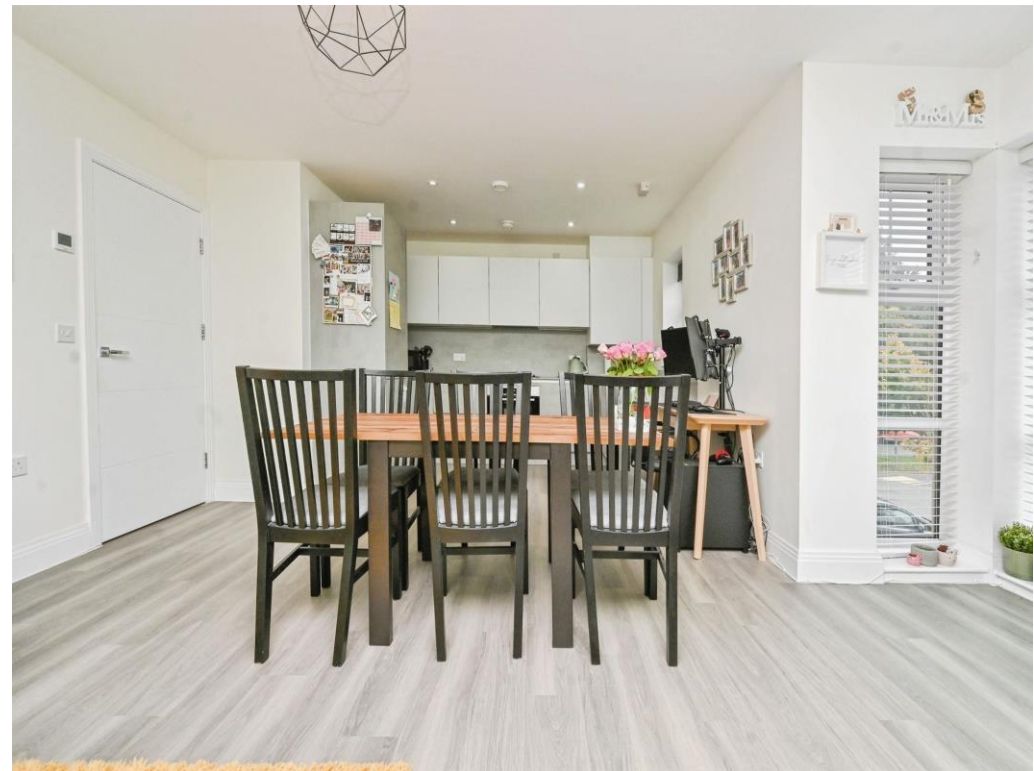
## Bathroom

Bath with shower attachment over, heated towel rail, extractor fan, WC, wash hand basin, under floor heating.

## Outside

## Two Allocated Parking Spaces

## Communal Grounds

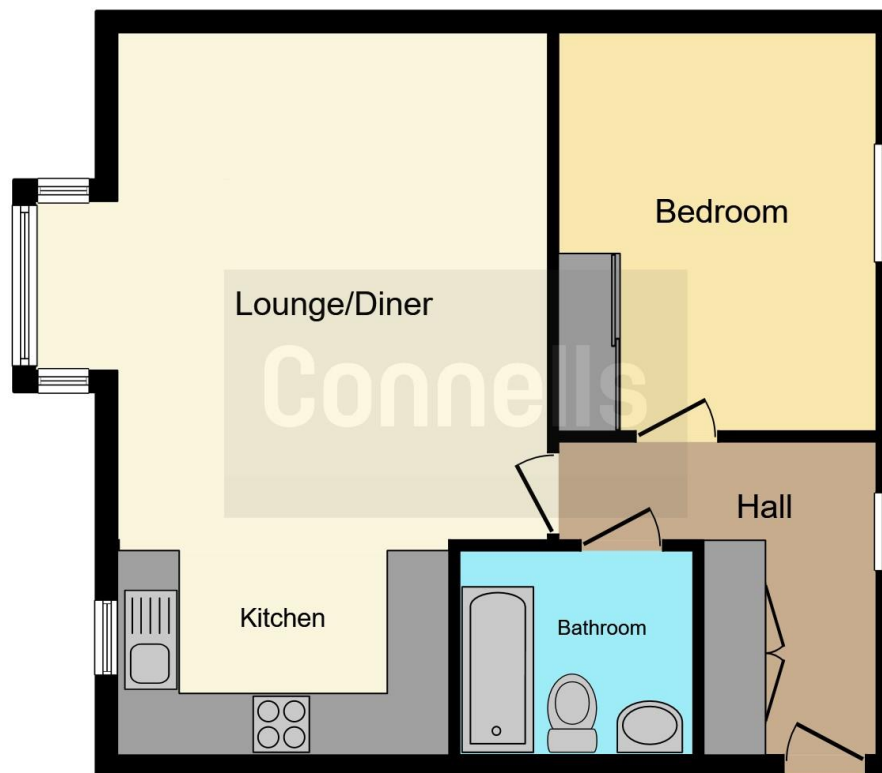












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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:  
 1480.00

Ground Rent:  
 280.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103375](http://connells.co.uk/Property/LEA103375)**

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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