



Connells

Harding Close
Watford



Property Description

Situated in North Watford, this brick-built first floor maisonette with its own private entrance is perfect for first-time buyers and investors alike. Boasting allocated off-street parking and overlooking stunning communal gardens, this is an opportunity not to be missed. This one-bedroom leasehold property has gas central heating throughout and is just a few minutes walk from Watford Leisure Centre - Woodside. The property also has lower-than-average service charge and ground rent - ask agent for more details. This property also has access to great local bus routes, the M1, M25 and other local amenities.

Entrance Hall

Front door.

First Floor

Living Room Area

16' 6" x 11' 2" (5.03m x 3.40m)

Kitchen Area

10' 8" x 6' 10" (3.25m x 2.08m)

Open plan, window to rear, window to side, radiator, sink, drainer, fitted electric hob & oven

Bedroom

13' 4" Max x 11' 11" Plus wardrobe (4.06m Max x 3.63m Plus wardrobe)

Fitted wardrobes, radiator, 2 x windows to front.

Bathroom

Bath, shower unit, water hand-basin, W.C, radiator.









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

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103049

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2014. 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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