



Connells

Mull House Himalayan Way
Watford



Property Description

A delightful ground floor apartment offered for sale CHAIN FREE with the added benefits of white goods, fittings & soft furnishing included. Comprising of a modern kitchen, living room, modern bathroom, bedroom with built in wardrobes and residents parking.

Ideally positioned for excellent access to Watford Junction Station as well as Watford general Hospital, the local amenities and Watford Town Centre. An ideal investment purchase or first time buy.

Leasehold Info:

Date : 26 February 1996

Term : 99 years from 24 December 1994

Entrance Hallway

Door to communal hall. Airing cupboard.

Living Room

11' 9" MAX x 10' 5" MAX (3.58m MAX x 3.17m MAX)

Window to front aspect, TV point.

Kitchen

7' 5" x 6' 8" (2.26m x 2.03m)

Window to front aspect, wall and base units, sink unit with mixer tap, work surfaces, splashback tiling, freestanding oven/hob, washing machine and fridge/freezer.

Bedroom

8' 7" INTO WARDROBE x 8' 5" (2.62m INTO WARDROBE x 2.57m)

Window to side aspect, built in wardrobe.

Bathroom

Wash hand basin, WC., bath with shower attachment, extractor fan and partly tiled walls.

Exterior

Residents Parking









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/WTF311918](https://www.connells.co.uk/Property/WTF311918)

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Dec 1994. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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