



Connells

Arliss Court Clarendon Road
Watford



Property Description

****NO UPPER CHAIN**** Connells are pleased to offer for sale this beautifully presented upper floor apartment that is situated in the heart of Watford Town Centre.

The property comprises of a communal entrance with stairs and lifts to all floors, a modern open plan lounge with a fitted kitchen, a double bedroom with built in wardrobe and modern bathroom suite.

Ideal for a first time buyer, investor or commuter, the property is conveniently located on Watford High Street with easy access to both Watford Junction Station and Watford High Street Station, with its direct links into Euston, as well as the A41, M25 and M1 motorways. Situated within the very heart of the bustling TOWN CENTRE with its vast array shops, including the Atria shopping centre, restaurants, bars, entertainment facilities and the award winning Cassiobury Park.

For more information or to book a viewing, please contact Connells WATFORD today.

Communal Entrance

Front entrance, stairs and lifts to all floors.

Entrance Hall

Front door, storage cupboard.

Lounge

18' 7" MAX x 11' 1" MAX (5.66m MAX x 3.38m MAX)

Open plan with kitchen area, windows to rear and side aspect, double glazed, radiator.

Kitchen Area

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, integrated oven, hob, cooker hood, integrated slimline dishwasher, integrated fridge/freezer.

Bedroom One

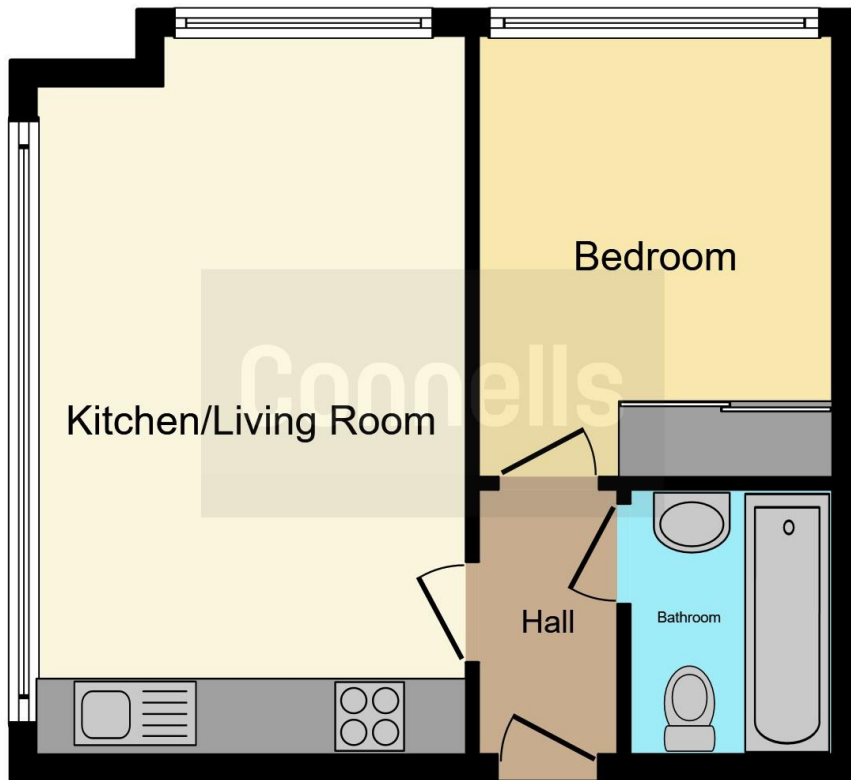
11' 4" Into Wardrobe x 9' 1" (3.45m Into Wardrobe x 2.77m)

Windows to rear aspect, double glazed, wardrobes, radiator.

Bathroom

Panel enclosed bath with mixer taps and shower over, wash hand basin, low level WC, heated towel rail, extractor fan.





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

view this property online [connells.co.uk/Property/WTF312921](https://www.connells.co.uk/Property/WTF312921)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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