





Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented fourth floor apartment to the market that is situated in the heart of Watford Town Centre.

The property comprises of a contemporary open plan living accommodation with fully integrated kitchen, two well-proportioned bedrooms and modern bathroom suite. Benefits include an en-suite to the master bedroom, lift access to all floors, a private balcony as well as an allocated parking space. Ideal for first time buyers, investors and commuters the property is conveniently located with access to several transport links including Watford Junction Station that provides direct links into London Euston. The vibrant Watford high street and shopping centre is within walking distance providing numbers shops, amenities, eateries, entertainment or recreational facilities. For more information or to arrange a viewing, please contact Connells today.

Communal Entrance

Door to front aspect, phone entry system, lobby area, two lifts and stairs to all floors.

Entrance Hallway

Front door, radiator, storage cupboard, phone entry system.

Lounge/ Dining Area

17' 1" x 12' 1" (5.21m x 3.68m)
Window to rear aspect, double glazed, radiators, television point, telephone point, patio door opening to balcony.

Kitchen

11' 5" x 6' 2" (3.48m x 1.88m)
Modern fully integrated fitted kitchen comprising of wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and hob, extractor hood, dishwasher, washing machine and fridge/freezer.

Bedroom One

18' 2" x 9' 7" (5.54m x 2.92m)
Window to rear aspect, double glazed, radiator, door to en-suite.

En-Suite

Shower cubicle, pedestal wash hand basin, WC, heated towel rail and extractor fan.

Bedroom Two

10' 1" x 9' 7" (3.07m x 2.92m)
Window to side aspect, double glazed, radiator.

Bathroom

Bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, heated towel rail and extractor fan.

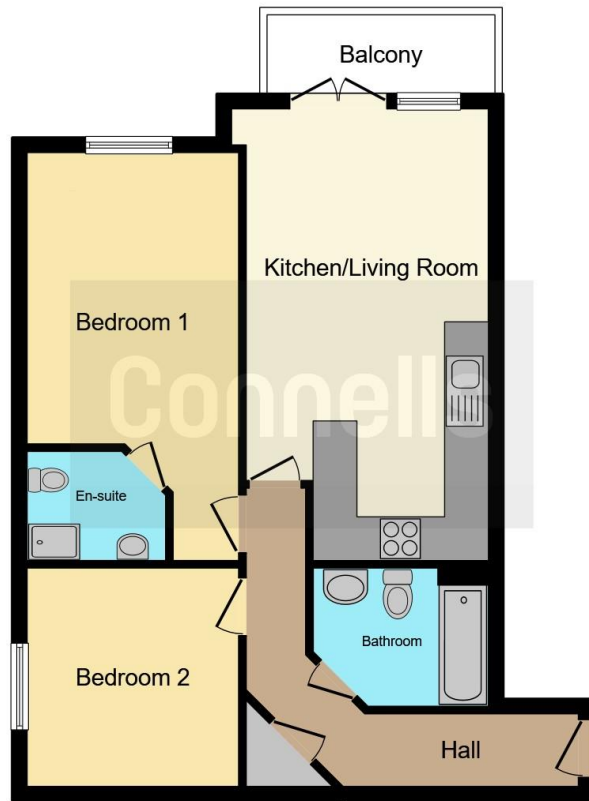
Outside

Private Balcony

Parking

Secure allocated parking space.





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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 WATFORD WD17 1AA

EPC Rating: B

view this property online connells.co.uk/Property/WTF313147

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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