



**Connells**

Metropolitan Place Rickmansworth Road  
Watford





### Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this well-presented, larger than average ground floor apartment to the market that is situated on a sought after residential road in West Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and family bathroom suite. Benefits include an en-suite to the master bedroom, allocated parking and visitor bays as well as being offer with no upper chain.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Metropolitan lines as well as the A41, M25 and M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Watford Boys Grammar School. There are a range of local shops and amenities within proximity as well as Watford high street and shopping centre being a short distance away providing further shops, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

### Communal Entrance

#### Entrance Hall

Front door, storage cupboard, radiator.

#### Lounge / Diner

19' 8" x 13' 9" ( 5.99m x 4.19m )

Windows to front aspect, television point, telephone point, radiator.

#### Kitchen

10' 6" x 6' 7" ( 3.20m x 2.01m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, sink with drainer, electric oven and

hob with extractor hood, integrated washing machine, integrated fridge/freezer.

#### Bedroom One

14' 11" x 10' 10" ( 4.55m x 3.30m )

Window to front aspect, double glazed, radiator, built in cupboards, door to en-suite.

#### En-Suite

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

#### Bedroom Two

10' 6" x 9' 4" ( 3.20m x 2.84m )

Window to front aspect, radiator.

#### Bathroom

Bath with mixer taps with shower attachment, WC, wash hand basin, heated hand towel rail.

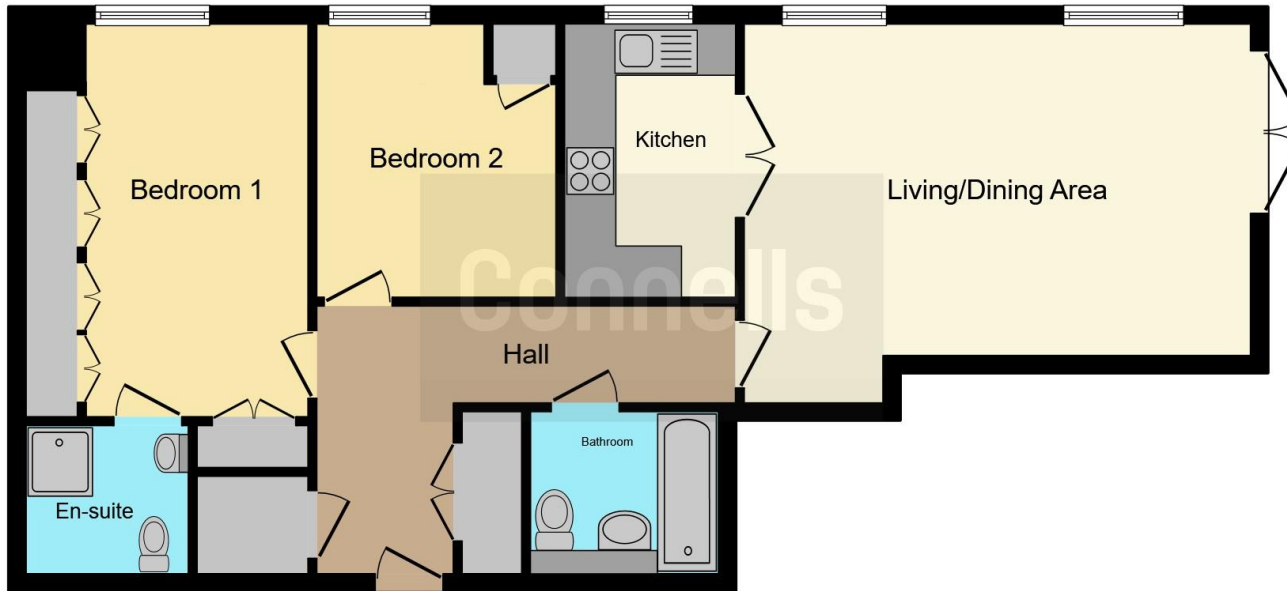
#### Outside

#### Communal Gardens

#### Parking

Allocated parking space and visitor bays.





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

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WTF313175](http://connells.co.uk/Property/WTF313175)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require 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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