



Connells

Hemingford Court Gartlet Road
Watford



Property Description

****NO UPPER CHAIN **** Connells are delighted to offer for sale this immaculately presented top floor studio apartment to the market that is situated in Central Watford close to Watford Junction Station.

The property comprises of a sizeable living area with dual aspect windows, built in wardrobes, a modern fitted kitchen, a modern shower room and benefits from a private wrap around balcony.

In close proximity of Atria Shopping Centre with its wide array of shopping and family entertainment facilities, the local highly regarded Grammar Schools and the award winning Cassiobury Park. The local transport network to include the M1, M25 and A41 are all located within a short drive away.

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

basin, shaving point, heated hand towel rail.

Outside

Private Balcony

Wrap around paved balcony.

Communal Entrance

Secure phone entry system, lifts and stairs to all floors.

Entrance

Front door, phone entry system, storage cupboard.

Living Area / Kitchen

19' 2" x 17' 9" (5.84m x 5.41m)

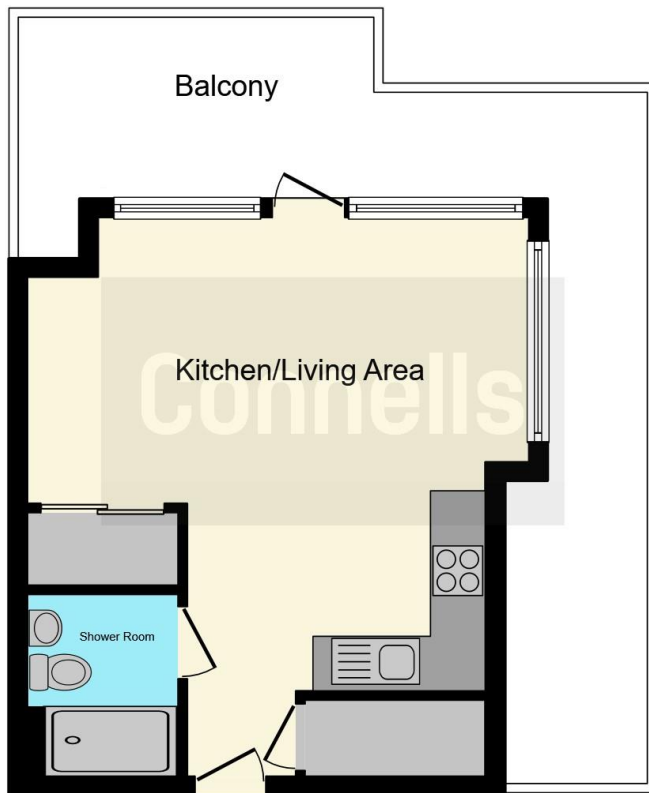
Dual aspect windows to rear and side aspect, double glazed, television point, telephone point, radiator, built in wardrobe, patio door to balcony.

Modern fitted kitchen comprised of wall and base units with work surfaces to complement, electric oven and hob with splash back and extractor hood, plumbing for washing machine and integrated fridge/freezer.

Shower Room

Shower cubicle, low level WC, wash hand





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: C

view this property online [connells.co.uk/Property/WTF313212](https://www.connells.co.uk/Property/WTF313212)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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