



**Connells**

Courtlands Close  
Watford



### Property Description

Connells are pleased to bring this well-presented ground floor apartment to the market that is situated on a popular cul-de-sac road in North Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, one double bedroom as well as a family style bathroom and benefits from no ground rent charges, access to the well-maintained communal gardens and ample residence parking bays.

The ideal property for first time buyers or investors, the property is located with easy access to several transport links including the A41 and M25 motorways. There are a variety of local amenities with Watford High Street and Shopping Centre being a short drive away providing further shops, eateries, entertainment and recreational facilities.

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

### Communal Entrance

Secure entry system, stairs to all floors.

### Entrance Hall

Front door, phone entry system.

### Lounge

17' x 14' 5" ( 5.18m x 4.39m )

Windows to front and rear aspect, double glazed, radiator, telephone point, television point.

### Kitchen

10' 7" x 8' 6" ( 3.23m x 2.59m )

Fitted kitchen comprising of wall and base units with work surfaces and tiling to complement, double glazed window to side aspect, stainless steel sink with drainer, integrated oven, hob, cooker hood, plumbing for washing machine and dishwasher, wall mounted boiler.

### Bedroom One

13' 1" x 9' 5" ( 3.99m x 2.87m )

Window to front aspect, double glazed, fitted wardrobes, radiator.

### Bathroom

Window to rear aspect, double glazed, radiator, pedestal wash hand basin, bath with attached shower over, low level WC.

### Outside

### Parking

Residential parking.

### Communal Gardens

Well maintained communal grounds.





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  
WATFORD WD17 1AA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WTF313247](https://www.connells.co.uk/Property/WTF313247)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1991. 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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