



**Connells**

Nash Trade House Woodford Road  
WATFORD





## Property Description

Connells are pleased to bring this well-presented top floor apartment to the market that is within walking distance of Watford train station that provides direct links into London as well as the M1 & M25 motorways making it ideal for investors, first time buyers and commuters.

The apartment benefits from a spacious and airy entrance hall with lots of storage, utility room with water softener and a secure entry phone system. There is a large open-plan living and dining room and designer kitchen with plenty of high spec appliances included. Two double bedrooms with built in wardrobes, as well as a modern bathroom.

The property is within walking distance to Cassiobury Park offering lots of beautiful green space as well as vibrant Watford town centre with its huge array of shops, restaurants, entertainment and recreational facilities.

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

13' 7" x 9' 10" ( 4.14m x 3.00m )

### Bedroom Two

11' x 9' 8" ( 3.35m x 2.95m )

### Bathroom



### Entrance Hall

### Lounge

Irregular Shaped Room 21' MAX x 21' MAX  
( 6.40m MAX x 6.40m )

### Kitchen

9' 9" x 6' 5" ( 2.97m x 1.96m )

### Utility Room

4' 2" x 3' 4" ( 1.27m x 1.02m )

### Bedroom One







To view this property please contact Connells on

**T 01923 230 403**  
**E watford@connells.co.uk**

6 The Parade  
WATFORD WD17 1AA

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313223](https://www.connells.co.uk/Property/WTF313223)**

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.



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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