



Connells

Westmount Apartments Metropolitan Station Approach
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this immaculately presented first floor apartment to the market situated on a popular development in Watford. The property briefly comprises of a spacious lounge with a semi open plan modern kitchen with integrated appliances, one double bedroom with built in wardrobes and a modern bathroom suite. Benefits include access to a balcony with artificial turf, an allocated underground parking space as well as access to the residents swimming pool, gym and dance studio.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the A41, M25 and M1 motorways. Cassiobury Park and Watford High Street are just a short distance away providing numerous amenities, eateries, entertainment and recreational facilities.

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

Communal Entrance

Front door with security intercom system, lift and stairs to all floors.

Entrance Hall

Front door, radiator, entryphone, storage cupboard.

Lounge

15' 2" x 12' 3" (4.62m x 3.73m)

Window to front aspect, double glazed door leading out to balcony, radiator, telephone point, television point.

Kitchen

8' 3" x 7' 9" (2.51m x 2.36m)

Contemporary fitted kitchen comprising wall and base units, work surfaces, one and a half bowl stainless steel sink and drainer, integrated double oven, hob with stainless steel splashback, stainless steel extractor hood, integrated dishwasher and washing machine, integrated fridge/freezer, inset ceiling spotlights.

Bedroom One

15' x 10' 4" (4.57m x 3.15m)

Window to front aspect, built in wardrobes, radiator.

Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, extractor fan, heated towel rail, shaver point, tiling to walls, inset ceiling spotlights.

Outside

Balcony

Contemporary metal barrier with views over communal gardens.

Parking

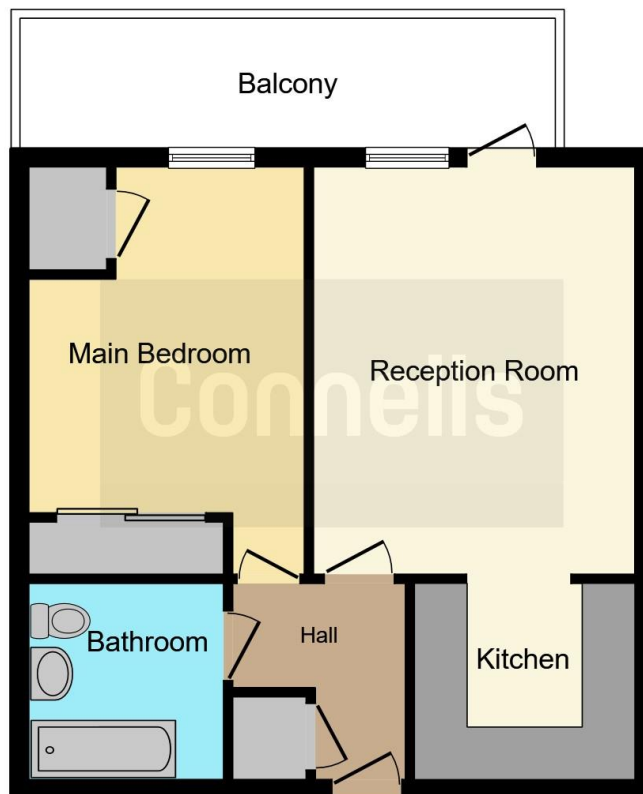
Gated underground parking space.

Resident's Leisure Facilities

Including gym, swimming pool and dance studio for resident's use.







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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6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313090

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: WTF313090 - 0015