



**Connells**

Silas Court Lockhart Road  
Watford



### Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this well-presented ground floor apartment to the market that is set within a private gated development, situated within the popular Nacot Wood.

The property briefly comprises of a sizeable reception room, a modern fitted kitchen with integrated appliances, two well-proportioned bedrooms and family bathroom suite. Benefits include, an en-suite to the master bedroom, an allocated parking space, additional visitor bays, access to the communal gardens as well as access to the residential gym.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station that has direct links into London Euston as well as the M1 and A41 motorways. There are a variety of well-regarded schools within catchments as well as being within easy reach to the vibrant Watford Town Centre with its array of shops, eateries, entertainment and recreational facilities.

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

### Entrance Hall

Entry phone system, radiator and two storage cupboards.

### Lounge

17' 5" x 10' 9" ( 5.31m x 3.28m )  
Window to side aspect, two radiators, television point, telephone point and opening to kitchen.

### Kitchen

9' 10" x 6' 6" ( 3.00m x 1.98m )  
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, stainless steel sink unit with mixer tap, integrated oven and hob with extractor over, integrated dishwasher, fridge/freezer and washing

machine.

### Bedroom One

12' 1" x 10' 5" ( 3.68m x 3.17m )  
Window to side aspect, radiator and door to en suite.

### En Suite

Shower cubicle, WC, pedestal wash hand basin, heated towel rail, extractor fan and fully tiled walls.

### Bedroom Two

10' 6" x 7' 2" ( 3.20m x 2.18m )  
Window to side aspect and radiator.

### Bathroom

Window to side aspect, bath, pedestal wash hand basin, WC, heated towel rail and part tiled walls.

### Outside

### Parking

One allocated residents space & visitors bays.

### Communal Gardens

### Residents Gym

### Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.





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/WTF313315](http://connells.co.uk/Property/WTF313315)**

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Feb 2008. 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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