



Connells

Addiscombe Road
Watford



Property Description

**** SHARE OF FREEHOLD ****

Connells are pleased to bring this first floor duplex maisonette to the market that is situated on a popular residential road in West Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms as well as a family style bathroom. Benefits include a private entrance, being share of freehold with peppercorn service charges and ground rent, residential permitted parking available as well as holding the scope for modernisation.

The property is located within catchments to both grammar Schools, the ever popular Cassiobury Park, Watford Town Centre and both High Street/Met Train Stations.

Viewing is highly recommended.

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

Entrance Hall

Front door, stairs to first floor landing.

Lounge

14' x 12' 1" (4.27m x 3.68m)

Window to front aspect, television point, telephone point, radiator.

Kitchen

8' 1" x 7' 1" (2.46m x 2.16m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, stainless steel sink with drainer, gas hob with extractor fan, electric oven, plumbing for washing machine space for under-counter fridge/freezer, wall mounted boiler.

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator,

Bedroom Two

11' 3" MAX x 10' 5" MAX (3.43m MAX x 3.17m MAX)

Window to rear aspect, radiator.

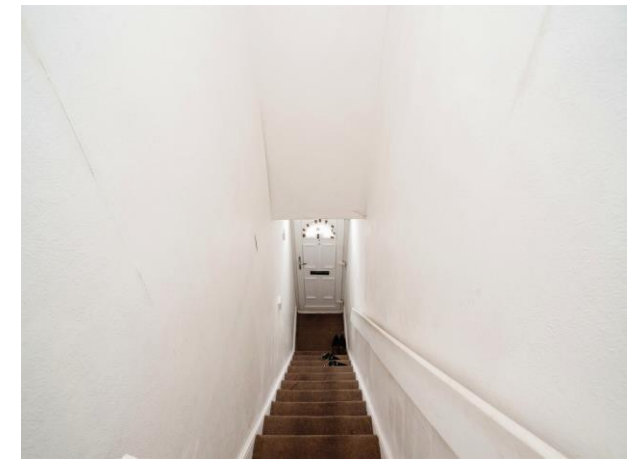
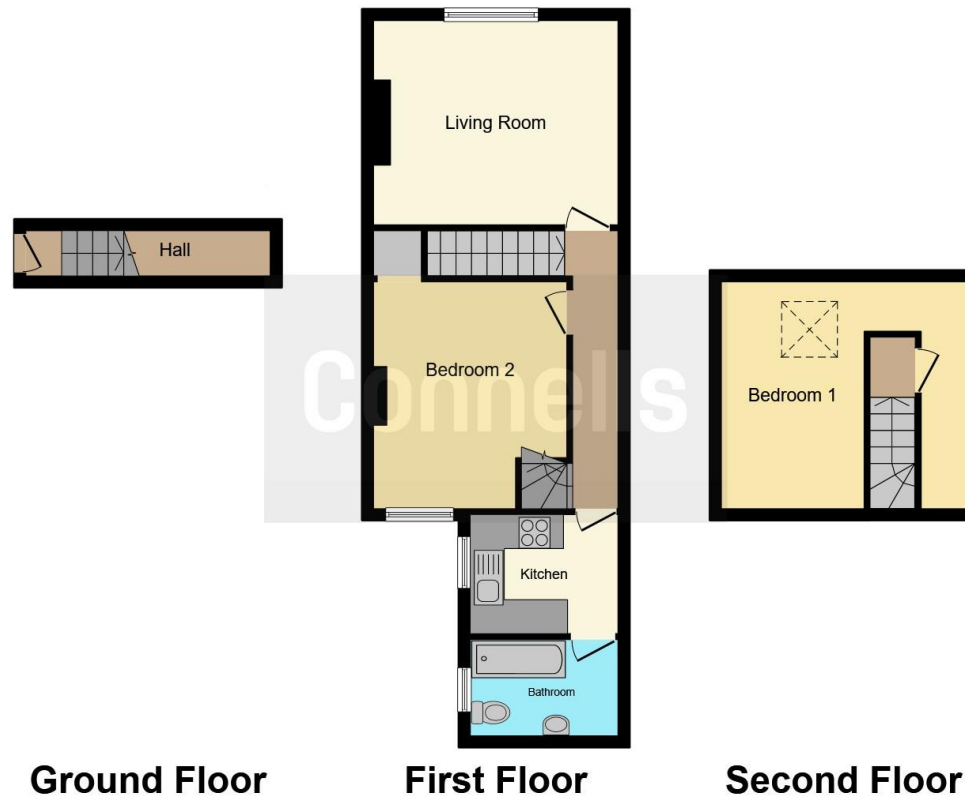
Second Floor Landing

Bedroom One

13' 2" MAX x 12' 5" MAX (4.01m MAX x 3.78m MAX)

Velux window to rear aspect, storage in eaves.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/WTF313224

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1984. 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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