



Connells

Wellington House Exeter Close
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are delighted to bring this well-presented first floor apartment to the market that is situated within the exclusive Reeds development in North Watford.

Light and airy throughout, the property briefly comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms and a bathroom suite. Benefits include double glazing throughout, ample storage space, an allocated parking space, visitor bays and access to the well-maintained communal gardens.

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 as well as the A41 & M1 motorways. Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment and recreational facilities.

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

Communal Entrance

Door to front aspect, phone entry system, stairs to all floors.

Entrance Hall

Front door, storage cupboard, electric radiator, phone entry system.

Lounge

16' x 13' (4.88m x 3.96m)

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

Kitchen

10' 4" x 6' (3.15m x 1.83m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer, electric cooker point, extractor hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

12' 3" x 8' 7" (3.73m x 2.62m)

Window to front aspect, electric radiator.

Bedroom Two

12' 2" x 6' 3" (3.71m x 1.91m)

Window to front aspect, electric radiator.

Bathroom

Bath with mixer taps and overhead shower, glass shower screen, WC, wash hand basin, extractor.

Outside

Communal Gardens

Access to well-maintained communal

gardens.

Parking

One allocated parking space and visitors bays.









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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6 The Parade
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF312904

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1994. 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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