



Connells

Field Gate Mews Watford Field Road
Watford



Property Description

Connells are pleased to bring this beautifully presented split level maisonette to the market that is situated on a private gated 'mews' style development in Central Watford. The property comprises of a sizeable reception room with an open plan fitted kitchen and two double bedrooms with en-suites. Benefits include a cloakroom, a long lease and a secure allocated parking space making this the ideal property for first time buyers and investors.

This property is situated close to Watford Town Centre with its extensive regional facilities and Watford High Street and Watford Junction Station with its fast services to Euston, approximately 20 minutes journey time as well as both the M1 and M25 motorways. Other amenities within close proximity of the property include Cassiobury Park, and several reputable local schools, including Watford Grammar School for girls and boys. It is also just a short walk to the high street, as well as the shopping centre featuring entertainment and recreational facilities, restaurants, bars and shops.

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

Entrance Hall

Door to front aspect, storage cupboard, stairs to lower ground landing.

Cloakroom

WC, wash hand basin.

Living Room / Kitchen

20' 2" x 16' 3" (6.15m x 4.95m)

Open plan with kitchen, window to front aspect, double glazed, television point, telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer, window to front aspect, double glazed, electric oven, electric hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

Lower Ground Landing

Bedroom One

13' 8" x 9' 8" (4.17m x 2.95m)

Windows to front aspect, double glazed, radiator, door to en-suite.

En-Suite

Bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

Bedroom Two

12' 2" x 10' 6" (3.71m x 3.20m)

Windows to front aspect, double glazed, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail.









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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Awaiting Photograph

6 The Parade
 WATFORD WD17 1AA

EPC Rating: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313483

This is a Leasehold property with details as follows; Term of Lease 150 years from 17 Nov 2006. 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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