



**Connells**

Enville House Otley Way  
Watford



## Property Description

Connells are pleased to bring this well-presented purpose built first floor apartment to the market that is situated within a gated development in South Oxhey. The property comprises of a sizeable reception room, a modern fitted kitchen, one double bedroom and a family bathroom suite. Benefits include a long lease, a private balcony, access to communal gardens and off-street residential parking.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including Cargivers Park Station with over ground trains into London Euston as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance as well as being a short drive from 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.

## Communal Entrance

Front door, security intercom system, stairs to all floors.

## Entrance Hall

Front door, entryphone, storage cupboard.

## Lounge

14' x 12' 6" MAX ( 4.27m x 3.81m MAX )

Double glazed window to front aspect, double glazed door leading to balcony, radiator, telephone point, television point, airing cupboard housing wall mounted boiler.

## Kitchen

8' 11" x 10' ( 2.72m x 3.05m )

Fitted kitchen comprising wall and base units with work surfaces and tiling to complement, stainless steel sink and drainer, integrated oven, gas hob, cookerhood, plumbing for washing machine, space for fridge/freezer, double glazed window to rear aspect.

## Bedroom One

13' x 10' ( 3.96m x 3.05m )

Double glazed window to front aspect, radiator.

## Bathroom

Double glazed frosted window to rear aspect, bath with mixer taps and plumbed in shower over, wash hand basin, low level WC, heated towel rail, partly tiled walls.

## Outside

## Parking

Gated access to development, off street parking for residents.

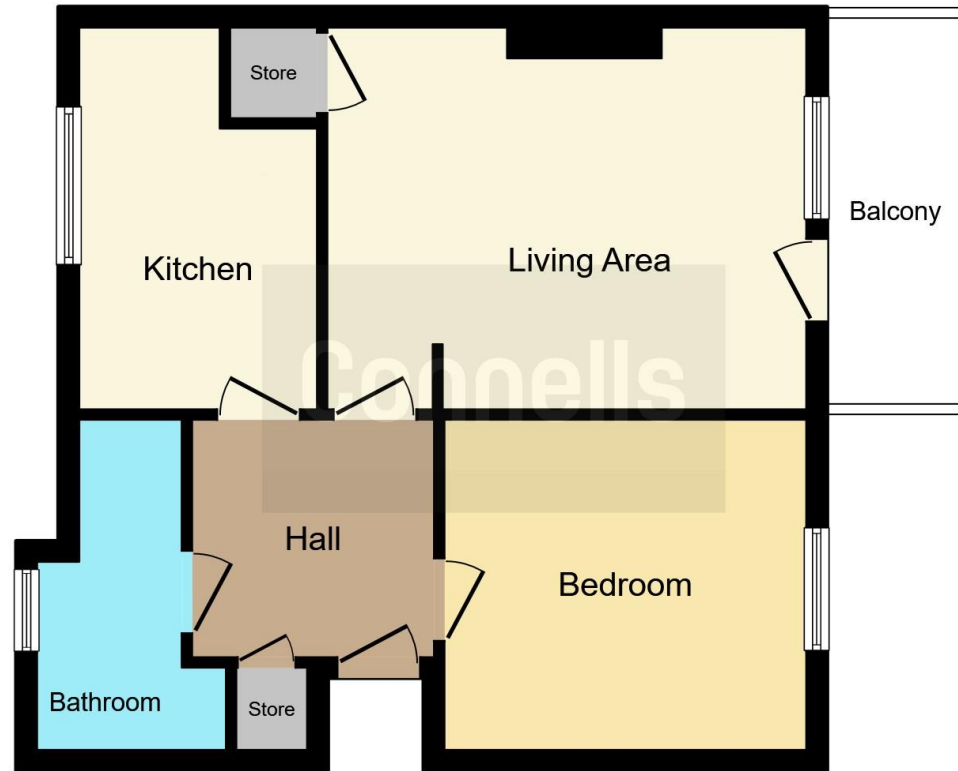
## Communal Gardens

Well maintained communal gardens.









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](http://www.focalagent.com)

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  
WATFORD WD17 1AA

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313355](http://connells.co.uk/Property/WTF313355)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1988. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF313355 - 0007