



Connells

Grosvenor Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring rarely available split level first floor maisonette market that is situated on a popular residential road in Central Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, three double bedrooms and family style bathroom. Benefits include an extended lease upon completion, permitted on-street parking as well as being sold with no upper chain.

Ideal for first time buyers, the property is conveniently located with access to several transport links including Watford Junction & Watford High Street Stations that have direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of nurseries, primary schools, and secondary schools within proximity. The property is also just a short distance to the vibrant Watford Town Centre that provides numerous shops, amenities, eateries, entertainment and recreational facilities.

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

Agents Note

On completion of the sale of the flat, there needs to be a simultaneous completion of the purchase of the freehold. At the same time, depending if the buyer has a mortgage, then there would also be a lease extension in line with the lower flat (of 189 years from 20 November 1970 with a peppercorn ground rent) . If the buyer is a cash buyer, then they can extend the lease after completion. The

buyer will therefore own a share in the freehold (50%) on completion with the owner of the lower flat.

Entrance Hall

Door to front aspect, stairs to first floor landing.

First Floor Landing

Storage cupboard, electric radiator.

Living Room

21' x 13' 1" (6.40m x 3.99m)

Windows to front aspect, electric radiator, television point, telephone point, built in shelving.

Kitchen

10' x 9' (3.05m x 2.74m)

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

Bathroom

Windows to side aspect, double glazed, bath with mixer taps and overhead shower, vanity basin, hand towel rail.

Wc

Window to side aspect, double glazed, low level wc.

Bedroom Three

12' 3" x 12' 1" (3.73m x 3.68m)

Window to rear aspect, double glazed, electric radiator.

Second Floor Landing

Stairs from first floor landing.

Bedroom One

12' x 8' (3.66m x 2.44m)

Window to rear aspect, double glazed, electric radiator, built in wardrobes & storage in eaves.

Bedroom Two

15' x 12' (4.57m x 3.66m)

Window to front aspect, double glazed, electric radiator, built in wardrobe, storage in eaves, door to en-suite.

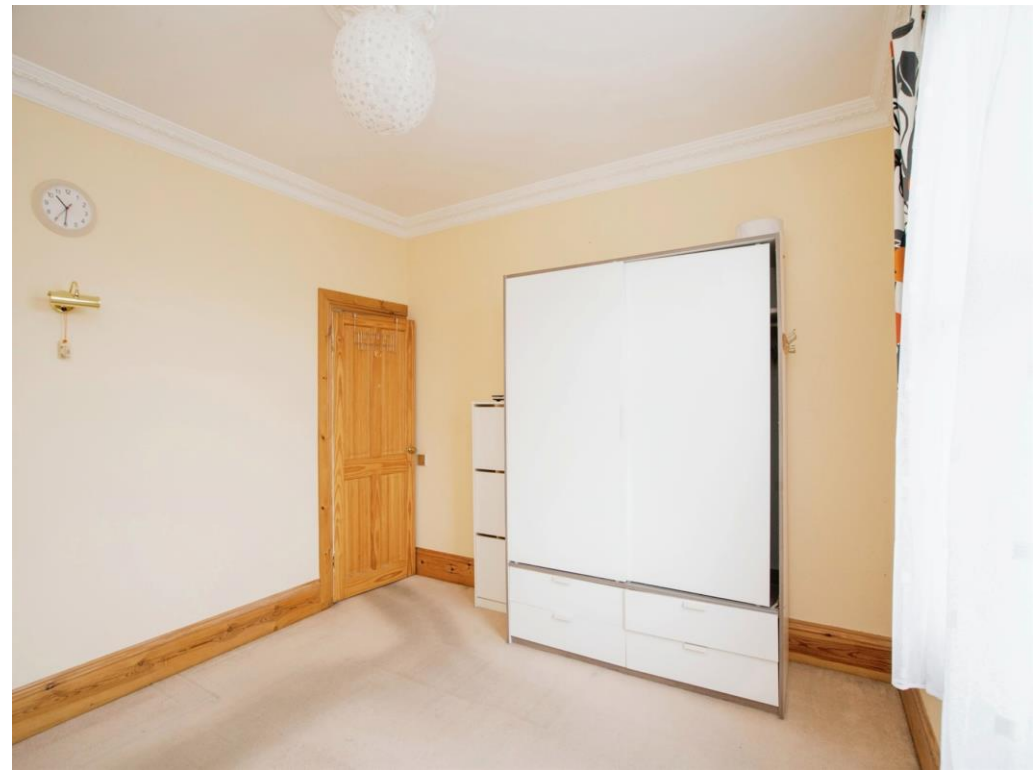
En-Suite

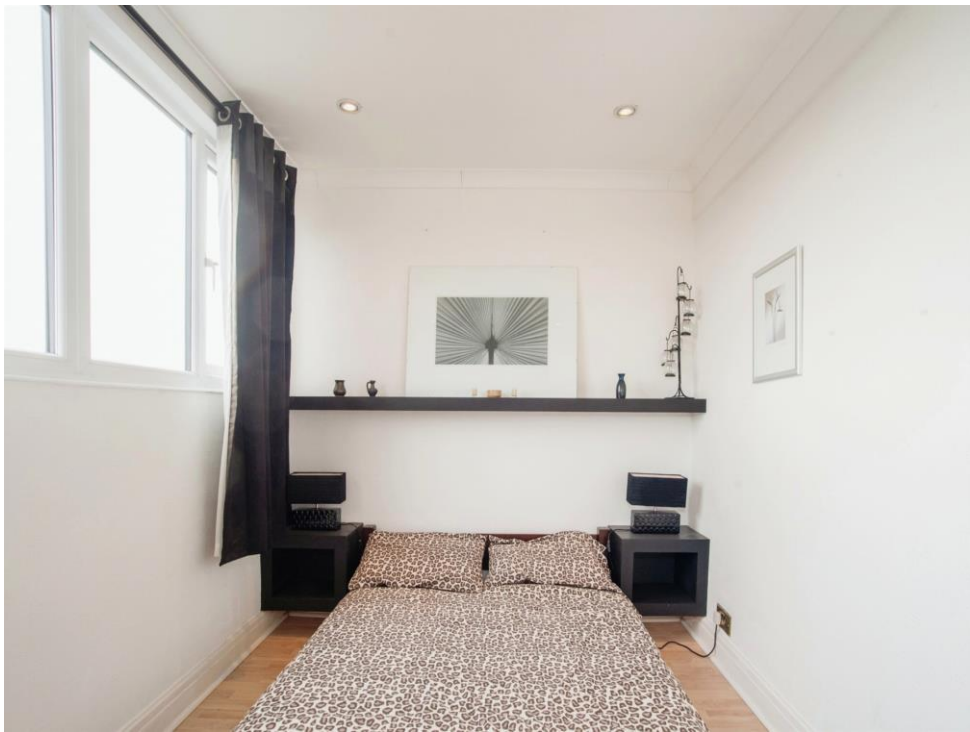
Vanity basin.

Outside

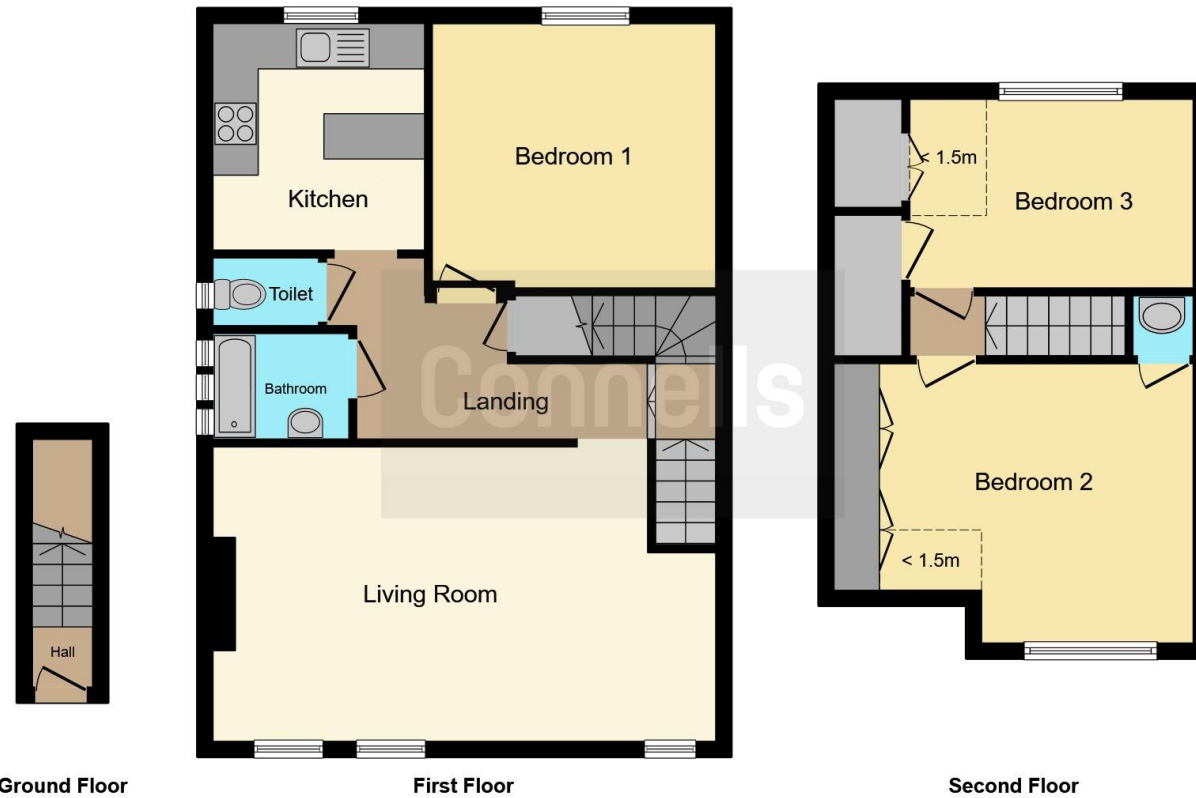
Parking

Residential permit parking available.









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: E

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313449

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1969. 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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Awaiting Photograph