



Connells

Jersey House Scammell Way
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to offer for sale this well-presented top floor apartment located within the sought after Swallows Development. The property comprises of a good size reception room, a separate modern fitted kitchen, one bedroom and bathroom suite. Externally the property offers ample residents parking and communal grounds.

Ideal for first time buyers and investors, the property is located within a prime position for access to Watford General Hospital, is under a mile walk to Watford Met Station as well as further transport links including the A41, M1 and M25. There is easy access to Watford Town Centre and shopping centre offering a wide variety of amenities, eateries, entertainment and recreational facilities.

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

Communal Entrance

Communal front door, phone entry system, stairs to all floors.

Entrance Hall

Front door, phone entry system, airing cupboard housing water tank.

Lounge

14' 5" x 12' (4.39m x 3.66m)

Window to rear aspect, double glazed, television point, telephone point, electric radiator.

Kitchen

7' 9" x 6' 9" (2.36m x 2.06m)

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

Bedroom One

8' 3" x 7' 3" (2.51m x 2.21m)

Window to side aspect, double glazed, electric radiator, fitted wardrobe with drawer unit.

Bathroom

Window to rear aspect, bath with mixer taps with overhead shower, glass shower screen, low level WC, extractor fan, wash hand basin.











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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF310009

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 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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