



**Connells**

Wells Court Pumphouse Crescent  
Watford





## Property Description

**\*\*GUIDE PRICE £290,000 - £300,000 \*\***

**\*\* NO UPPER CHAIN \*\***

Connells are pleased to bring this beautifully presented ground floor purpose-built apartment, situated in central Watford.

The accommodation comprises of an open plan lounge with a modern integrated fitted kitchen, two double bedrooms and a family style bathroom. Benefits include an en-suite to the master bedroom, ample storage throughout, a long lease as well as an allocated parking space.

The property is conveniently located just a 'stone's throw' from Watford High Street station, Watford town centre and a short distance from Watford Junction mainline station.

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, window to rear aspect, double glazed, phone entry system, storage cupboard housing airing cupboard.

## Living Room / Kitchen

18' 3" x 10' 4" ( 5.56m x 3.15m )

Window & Juliet balcony to front aspect, double glazed, radiator, television point, telephone point.

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

## Bedroom One

15' 4" x 8' 8" ( 4.67m x 2.64m )

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

## En-Suite

Electric shower cubicle, WC. wash hand basin, towel rail, extractor fan.

## Bedroom Two

10' 1" x 8' 8" ( 3.07m x 2.64m )

Window to rear aspect, double glazed, radiator.

## Bathroom

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

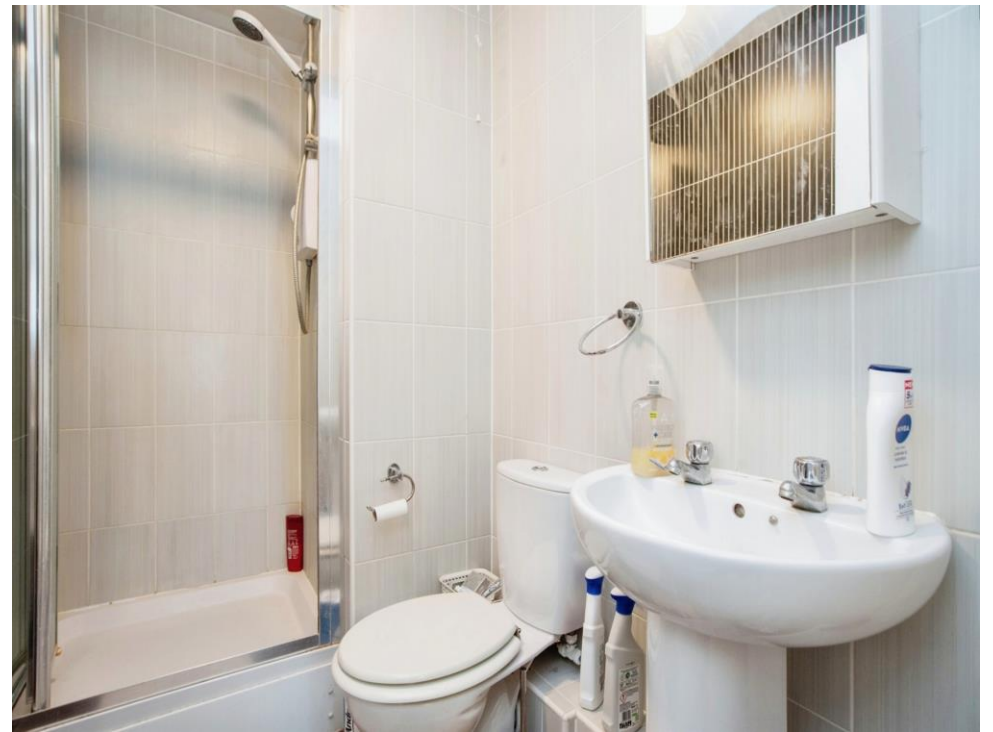
## Outside

## Parking

One allocated parking space and visitors bays.

## Communal Gardens

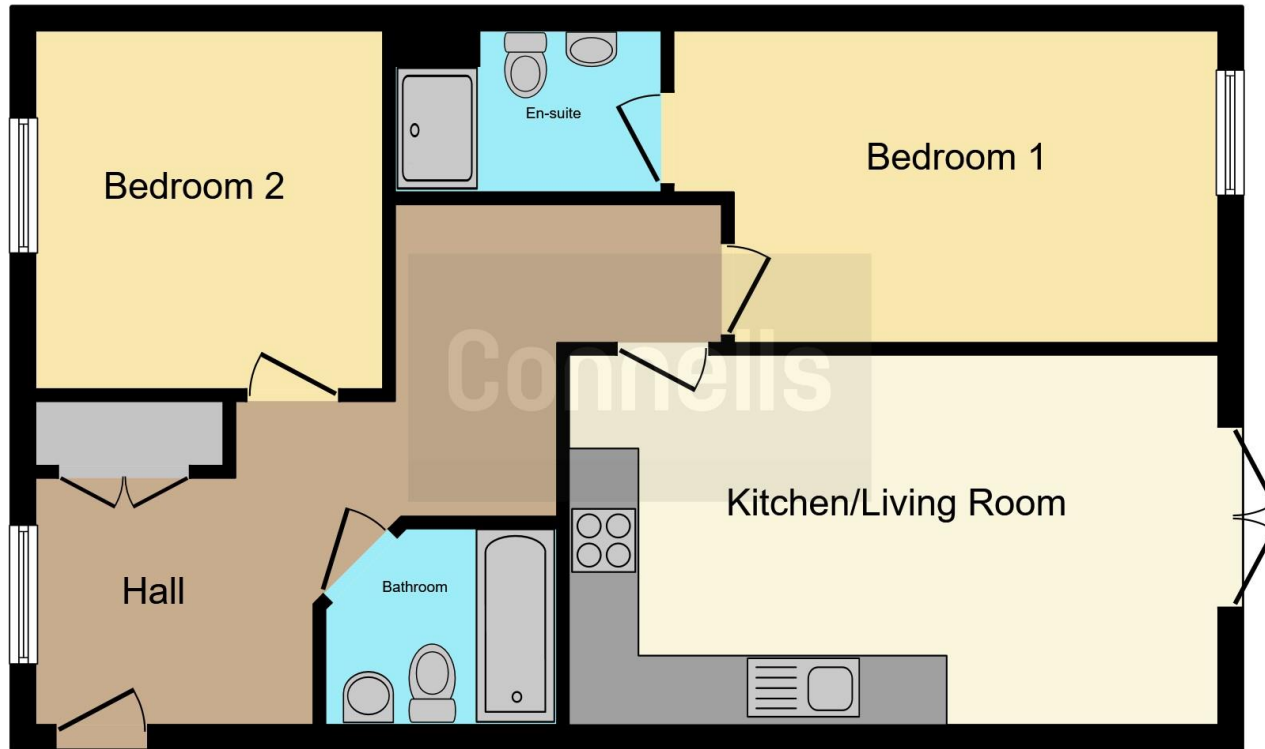












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313410](http://connells.co.uk/Property/WTF313410)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2010. 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.

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Property Ref: WTF313410 - 0016

