



Connells

Faircross House The Parade
Watford



Property Description

Connells are delighted to bring this second-floor apartment to the market that is situated in the heart of Watford town centre.

The property briefly comprises of a large reception room, a fitted kitchen, two well-proportioned bedrooms and a four-piece family bathroom suite.

Benefits include peppercorn ground rent and permit parking for residents (in residents bays).

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction and Watford High Street Station with its direct links into London Euston as well as the M1, M25 & A41 motorways.

The property is situated with Watford High Street and Shopping Centre on its doorstep with its array of shops, eateries, entertainment, and recreational facilities.

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

Communal Entrance

Entrance Hall

Phone entry point, radiator.

Living Room

Irregular Shaped Room 19' x 14' 5" (5.79m x 4.39m)

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

Kitchen

9' 2" x 7' 2" (2.79m x 2.18m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double

glazed, sink with drainer, electric oven, gas hob with extractor hood, wall mounted boiler, plumbing for washing machine, space for fridge/freezer.

Bedroom One

15' 4" x 11' (4.67m x 3.35m)

Window to front aspect, double glazed, radiator.

Bedroom Two

Irregular Shaped Room 9' 3" x 9' 2" (2.82m x 2.79m)

Window to rear aspect, double glazed, radiator, walk-in built in wardrobe.

Bathroom

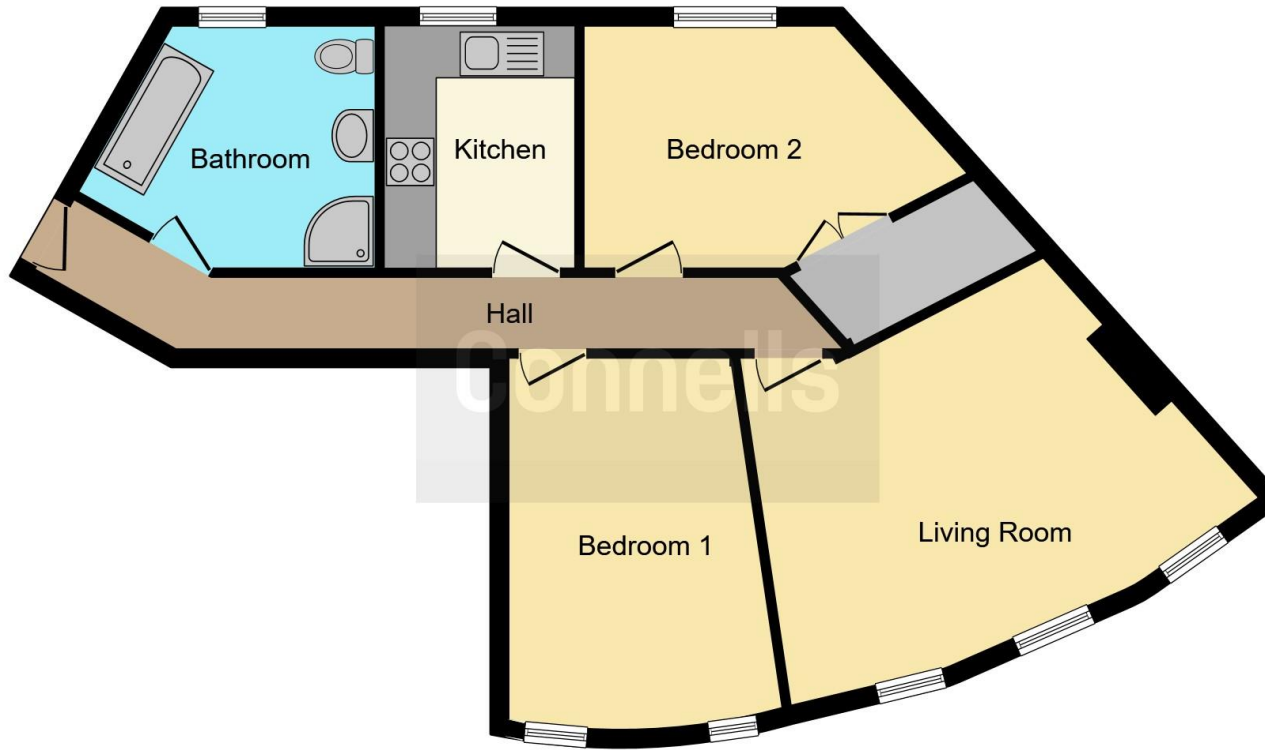
Window to rear aspect, double glazed, bath with mixer taps and shower attachment, shower cubicle, WC, wash hand basin, hand towel rail.

Outside

Parking

Permit parking for residents (in residents bays).





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
WATFORD WD17 1AA

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313491

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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