



**Connells**

Wendover House Chenies Way  
Watford



# Wendover House Chenies Way Watford WD18 6UW

for sale guide price  
**£250,000**



## Property Description

Connells are pleased to bring this well-presented first floor apartment to the market that is situated on a quiet residential road in West Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms as well as a shower suite. Benefits include, a Juliet balcony, an allocated residents parking and access to the well-maintained communal gardens.

Ideal for first time buyers or investors, the property is ideally placed for easy access to several transport links including Watford Metropolitan Station as well as the M25, M1 & A41 motorways. There are a variety of nurseries, primary schools and secondary schools within catchments including the sought after Grammar Schools. There are a variety of local shops and amenities within walking distance as well as Watford Town Centre being a short drive away providing further shops, eateries, entertainment and recreational facilities.

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

## Communal Entrance

### Entrance Hall

Front door, phone entry point, electric radiator, two storage cupboards.

### Living Room

13' 9" x 11' 5" ( 4.19m x 3.48m )

Window to rear aspect, Juliett balcony, electric radiator, television point, telephone point, feature fire place.

### Kitchen

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

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to front aspect, sink with drainer, electric cooker point, plumbing for washing machine, space for tumble dryer, space for fridge/freezer.

### Bedroom One

17' 2" x 9' 6" ( 5.23m x 2.90m )

Window to rear aspect, electric radiator.

### Bedroom Two

11' 8" x 6' 6" ( 3.56m x 1.98m )

Window to front aspect, electric radiator.

### Shower Room

Window to front aspect, walk in shower cubicle, WC, wash hand basin, heated hand towel rail.

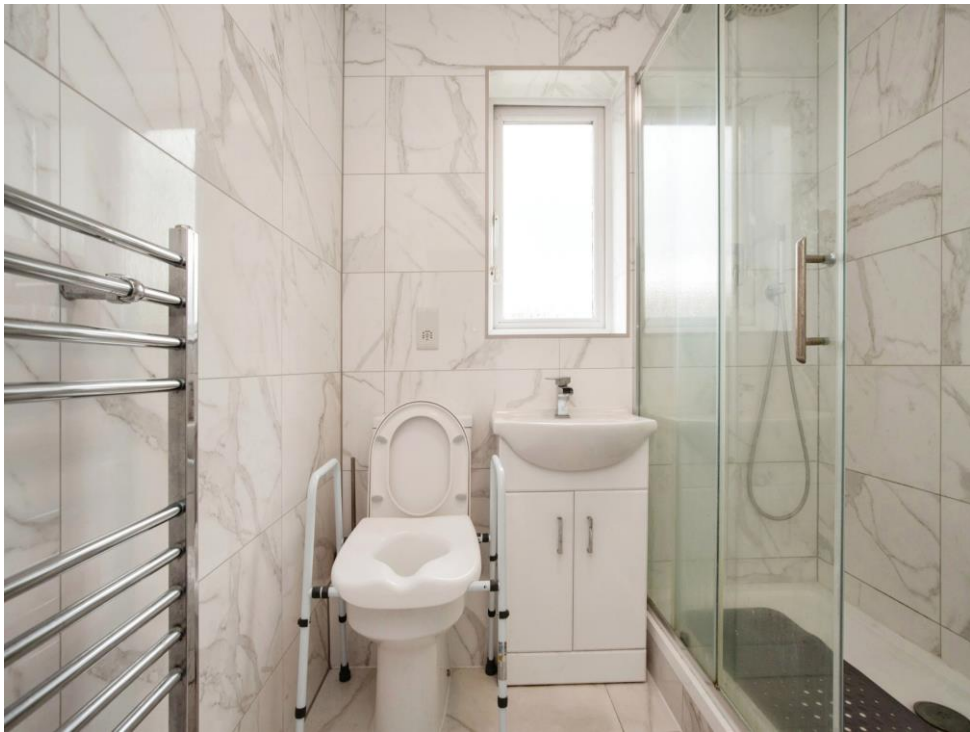
### Outside

### Parking

### Communal Gardens



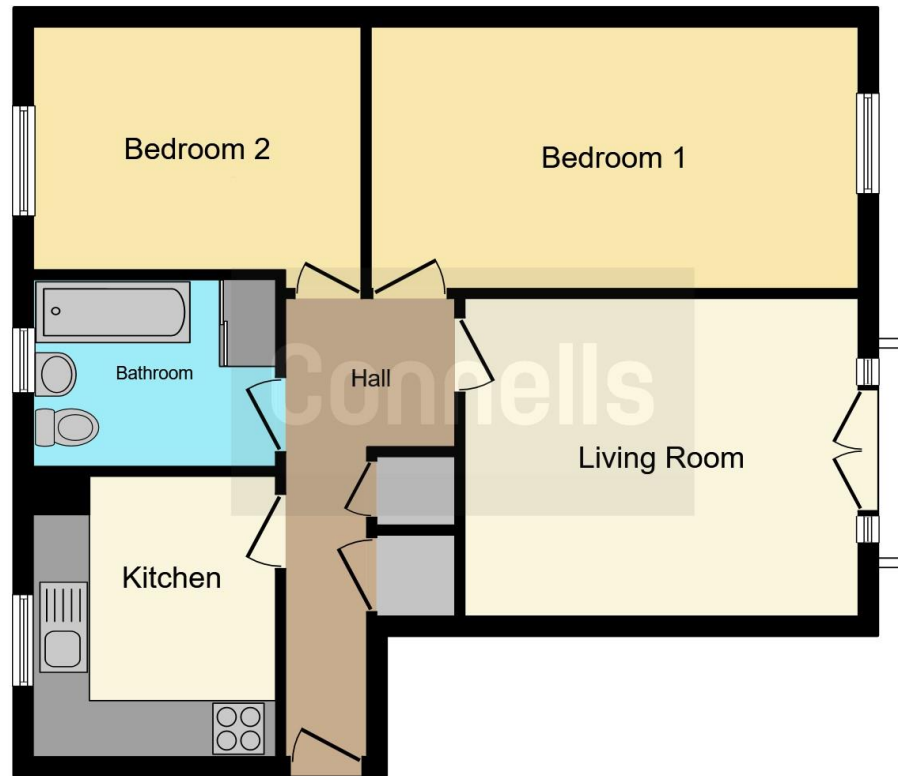












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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/WTF313467](http://connells.co.uk/Property/WTF313467)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jan 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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