



Connells

Lucida Court Whippendell Road
Watford



Property Description

* Guide Price £250,000 - £275,000 *

** NO UPPER CHAIN ** Connells are delighted to bring this first floor apartment to the market that is situated on a popular development in West Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms and a family bathroom. Benefits include a long lease, an en-suite to the master bedroom, ample storage throughout and an allocated parking space.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Croxley and Watford Underground Stations, bus route towards both Watford Town Centre/main rail station and Rickmansworth as well as the M25, M1 & A41 motorways. The property benefits from local shopping in the immediate vicinity as well as Watford Town Centre being a short distance away with its wider variety of amenities, eateries, entertainment and recreational facilities.

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

Entrance Hall

Front door, entry phone system, electric radiator, airing cupboard.

Lounge

Irregular Shaped Room 16' 7" MAX x 12' 1" MAX (5.05m MAX x 3.68m)

Windows to front and side aspect, television point, telephone point, electric radiator.

Kitchen

11' 1" x 7' 5" (3.38m x 2.26m)

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

Bedroom One

10' 1" x 10' 8" (3.07m x 3.25m)

Window to side aspect, built in cupboard, electric radiator, door to en-suite.

En-Suite

Window to side aspect, bath with mixer tap and shower attachment, WC, wash hand basin, heated hand towel rail.

Bedroom Two

11' 1" x 11' 4" (3.38m x 3.45m)

Window to side aspect, fitted cupboard, electric radiator.

Bathroom

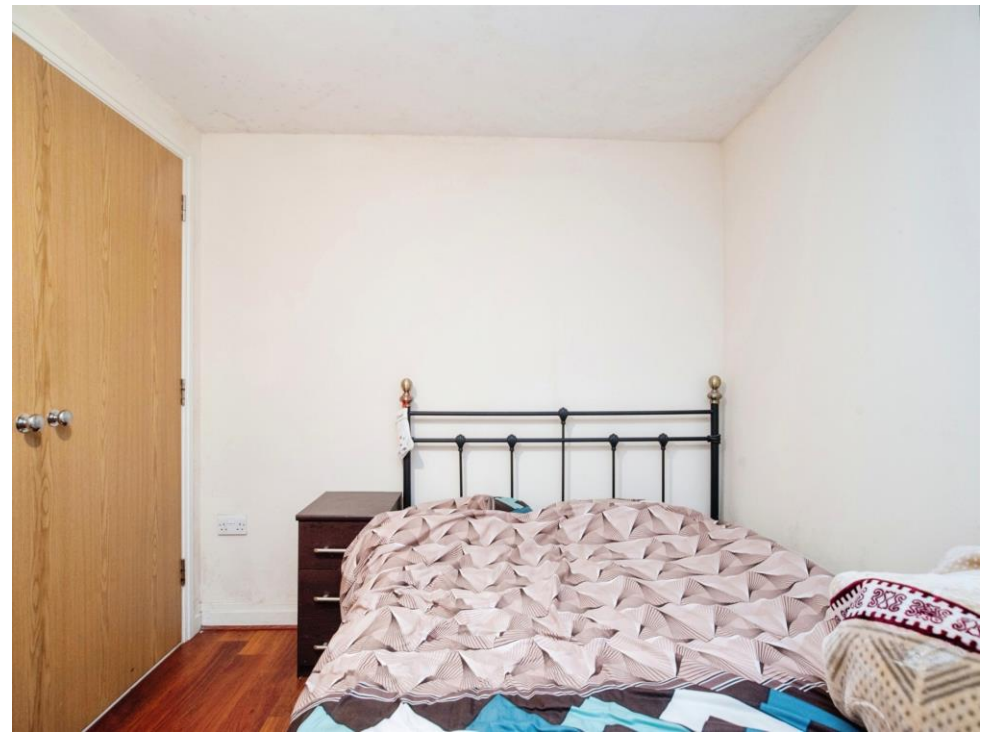
Window to side aspect, bath with mixer taps and shower attachment, WC, wash hand basin, heated towel rail.

Outside

Parking

One allocated underground parking space.









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313366

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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