



**Connells**

Sorrell Court Epsom Road  
Watford





## Property Description

Connells are pleased to bring this well-presented second floor apartment to the market that is situated in West Watford. The property comprises of a sizable lounge/dining area, a modern fitted kitchen with integrated appliances, two double bedrooms and a family bathroom. Benefits include a private balcony, remaining NSBC warranty, allocated parking and access to the communal gardens.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the M25, M1 and A41 motorways. There are a variety of local shops and amenities within walking distance as well as the vibrant Watford High Street and Shopping Centre being a short distance away providing further shops, eateries, entertainment and recreational facilities.

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

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

## Communal Entrance

Door to front aspect, letter boxes, phone entry point, stairs to all floors.

## Entrance Hall

Front door, phone entry point, electric radiator, storage/utility cupboard.

## Airing/ Utility Cupboard

5' 11" x 4' 6" ( 1.80m x 1.37m )

## Lounge

26' 3" MAX x 10' 6" ( 8.00m MAX x 3.20m )

Open plan with kitchen, electric radiator, window to rear aspect, balcony door, television point, telephone point.

## Kitchen

10' 5" MAX x 7' 6" ( 3.17m MAX x 2.29m )

Open plan kitchen with lounge comprised of wall and base units with work surfaces to complement, window to rear aspect, sink with drainer, integrated electric oven and hob with extractor hood, integrated dishwasher, washing machine and fridge/freezer.

## Bedroom One

15' 4" x 9' 1" ( 4.67m x 2.77m )

Window to front aspect, double glazed, electric radiator.

## Bedroom Two

11' 9" x 10' 5" ( 3.58m x 3.17m )

Window to rear aspect, double glazed, electric radiator.

## Bathroom

Bath with mixer taps and overhead shower, shower screen, floating low level WC, wash hand basin, heated hand towel rail, extractor fan.

## Outside

## Parking

Allocated parking bay.

## Private Balcony

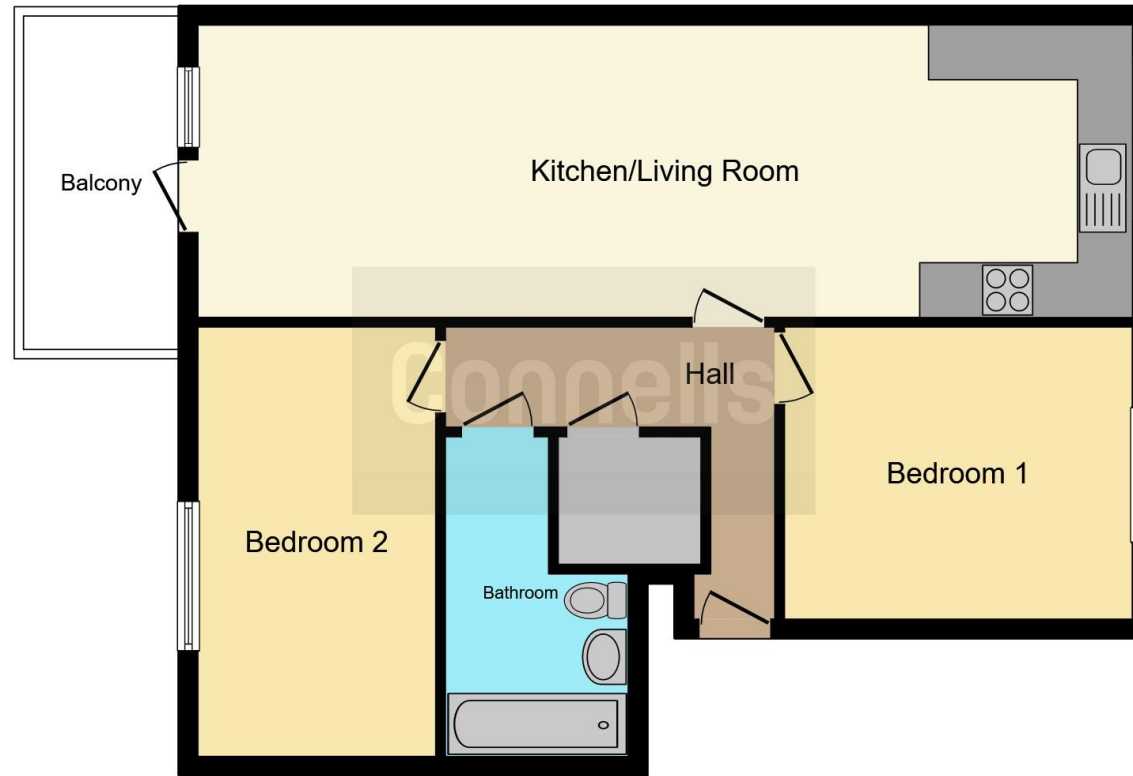












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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/WTF313461](http://connells.co.uk/Property/WTF313461)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2022. 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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