



Connells

Upton Place Upton Road
Watford



Property Description

**** 70% SHARED OWNERSHIP ****

Connells are delighted to bring this immaculately presented fourth floor flat to the market that is situated in the heart of Watford Town Centre. The property comprises of an open plan living area with a modern fitted kitchen, a double bedroom and a modern bathroom suite. Benefits include a private balcony, access to communal gardens as well as allocated off-street parking.

Ideal for first time buyers, this property is also conveniently located with access to several transport links including Watford Junction and Watford High Street Station that have direct links into London as well as the A41, M25 & M1 motorways. The bustling Watford High Street and Atria Centre is only just a short walk away providing numerous shops, eateries, entertainment and recreational facilities as well as being a short distance from Cassiobury park.

For more information or to book a viewing please call Connells today.

aspect, double glazed, door to rear aspect, double glazed, cupboard, television point, telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces to complement, stainless steel sink with drainer, gas hob, electric oven, stainless steel cooker-hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

18' 10" x 11' 4" (5.74m x 3.45m)

Window to rear aspect, double glazed, radiator.

Bathroom

Bath with mixer taps and over head shower, glass shower screen, WC, wash hand basin, shaving point, hand towel rail, tiled.

Outside

Balcony

Door from lounge, decking, space for patio furniture.

Parking

One off-street allocated parking space.

Communal Entrance

Entrance Hall

Door to front aspect, cupboard, phone entry system.

Lounge / Kitchen

26' 10" x 11' 9" (8.18m x 3.58m)

Open plan lounge/kitchen, window to rear









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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313585

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2014. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF313585 - 0002