



**Connells**

Chess Court Heysham Drive  
Watford





## Property Description

Connells are pleased to bring this well-presented ground floor apartment to the market that is situated on a sought after development in a popular residential area of South Oxhey. The property boast a sizable open plan living area with dual aspect windows with a fully integrated modern kitchen, two double bedrooms as well as a family style bathroom. Benefits include access to the communal gardens, two allocated parking spaces, the option for shared ownership as well as ample storage throughout.

Ideal for first time buyers or investors, there are a variety of local nurseries, primary schools and secondary schools within proximity as well as access to local woodland, and local amenities. Watford High Street and Shopping Centre is also just a short drive away providing further entertainment and recreational facilities. The property is also conveniently located with access to several transport links including Carpenders Park Station as well as the M1 and A41 motorways.

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

## Entrance Hall

Front door, storage cupboard.

## Lounge / Kitchen

20' 11" x 16' ( 6.38m x 4.88m )

Full length dual aspect windows, television

point, telephone point, radiator.

Fitted kitchen with wall and base units, complimenting work surfaces with splash back, oven/ hob with cooker hood. Integrated washing machine, dish washer, fridge freezer, sink and drainer, window to side.

## Bedroom One

15' 4" x 8' 5" ( 4.67m x 2.57m )

Window to side aspect, radiator.

## Bedroom Two

12' 5" x 8' MAX ( 3.78m x 2.44m MAX )

Window to side aspect, radiator.

## Bathroom

Part tiled bathroom suite, bath with mixer taps with shower head, low level wc, extractor fan.

## Outside

## Communal Gardens

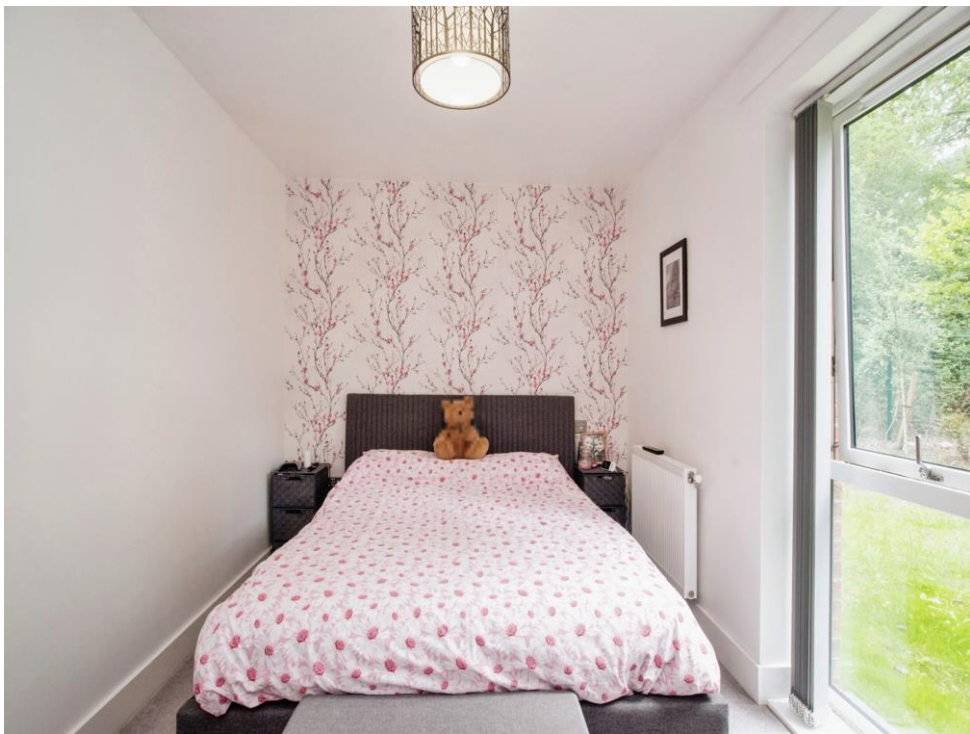
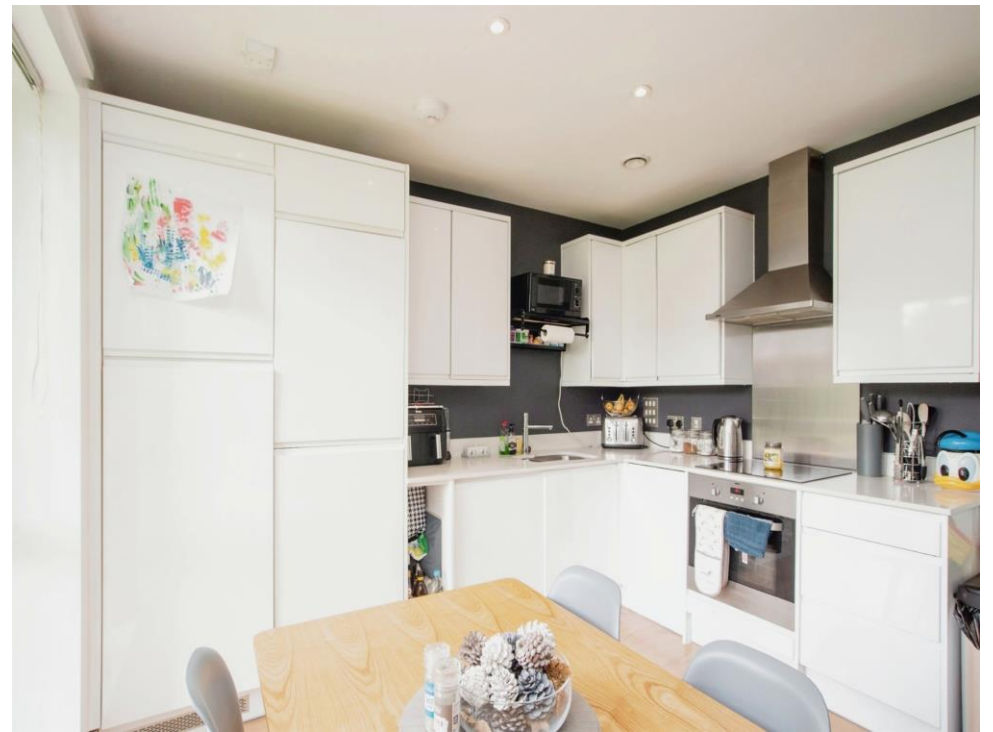
Access to well-maintained communal gardens.

## Parking

Two off-street allocated spaces and additional visitor 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](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)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313650](http://connells.co.uk/Property/WTF313650)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2019. 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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Property Ref: WTF313650 - 0006