



**Connells**

HERON PLACE Colnebank Drive  
Watford



### Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this immaculately presented 7th floor over 55's retirement property to the market that is situated within the new Mayfield Village development. With a bright south-facing aspect, the property has high specifications throughout briefly comprises of a sizeable reception room with access to a private balcony, a modern kitchen with integrated Zanussi appliance, two double bedrooms and a walk-in shower room. Benefits include lift access, a secure video phone entry system, a separate utility cupboard with a washer/dryer, a private balcony, roof terraces as well as south-facing garden on ground floor, residential parking as well as visitor bays. There are also a variety of communal facilities for all residents to access, these include access to the gym, swimming pool, spa, hairdressers, a news agent on site, educational rooms as well as holding numerous residential social nights and activities.

The property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of further entertainment and recreational facilities.

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

### Communal Entrance

Video phone entry system, reception area, lift and stairs to all floors.

### Entrance Hall

Front door, storage cupboard, utility cupboard housing Zanussi washer/dryer, fuse box and boiler, video phone entry system, doors to all rooms.

### Living Room

18' 3" x 12' 7" ( 5.56m x 3.84m )

Window to rear aspect, patio doors to balcony, television point, telephone point, radiator.

### Kitchen

6' 8" x 10' 1" ( 2.03m x 3.07m )

Fully fitted German Beckermann kitchen comprised of soft close wall and base units with Duropal laminate work surfaces to complement, stainless steel sink inset with single bowl, mixer tap and drainer, integrated cooking appliances including Zanussi multifunction fan oven with grill, four ring ceramic hob and canopy hood, feature glass backsplash to hob area, integrated Zanussi dishwasher with AirDry technology, integrated Zanussi fridge/freezer with low frost technology, Johnson porcelain tiled flooring, Zanussi washer/dryer located in utility cupboard.

### Bedroom One

18' 3" x 9' 1" ( 5.56m x 2.77m )

Window to rear aspect, radiator, television point, telephone point, Sharps fitted wardrobe.

### Bedroom Two

12' 4" x 9' 1" ( 3.76m x 2.77m )

Window to rear aspect, radiator, television point, telephone point.

### Shower Room

Walk-in shower with level access, fixed glass screen panel to shower area with Bristan multi-function handheld shower with sliding rail, basin, tap and toilet with soft close seat, chrome electric heated towel rail, Illuminated mirrored cabinet with shaver point.

### Outside

#### Private Balcony

Private patio area with space for outdoor dining table, outdoor lighting.

#### Parking

Residential parking permits and visitor bays.

#### Residential Facilities

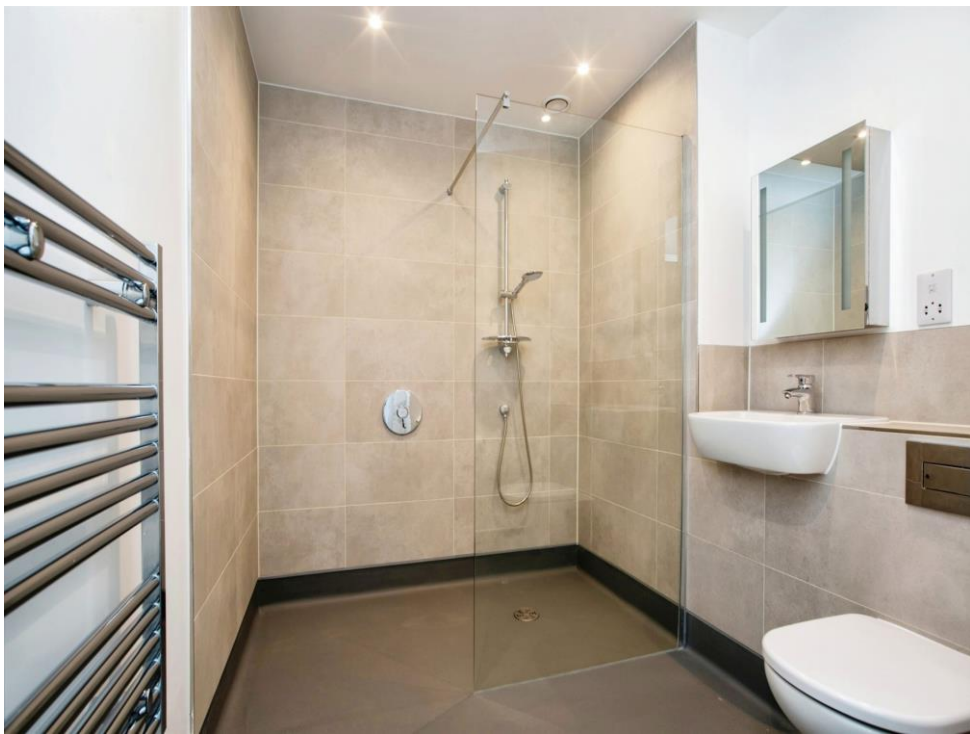
Access to communal gym, swimming pool, spa, hairdressers, educational room, theme nights and news agent.

#### Communal Gardens

Roof terraces as well as south-facing garden

on ground floor.









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/WTF313699](http://connells.co.uk/Property/WTF313699)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jul 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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