



Connells

Tantivy Court Queens Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented upper floor apartment to the market that is situated on a popular residential road in Central Watford. The property comprises of an open plan reception room with a modern fitted kitchen, two well-proportioned bedrooms and a family bathroom suite. Benefits include an en-suite to the master bedroom, one allocated underground parking space, lift access to all floors as well as a long lease.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Junction Station and Watford High Street Station with direct links into London Euston. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments, including Watford Girls Grammar School. The property is also within walking distance to Watford Town Centre which includes the Atria Shopping Centre and a wide selection of local shops, eateries, entertainment and recreational facilities.

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

Communal Entrance

Door to front, phone entry system, lifts and stairs to all floors.

Entrance Hall

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

Living Room / Kitchen

18' 8" x 11' 10" (5.69m x 3.61m)

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

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, integrated

washing machine, dishwasher and fridge/freezer.

Bedroom One

14' 9" x 9' 2" (4.50m x 2.79m)

Window to rear aspect, electric radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, hand towel rail.

Bedroom Two

9' 6" x 7' 3" (2.90m x 2.21m)

Window to front aspect, electric radiator.

Bathroom

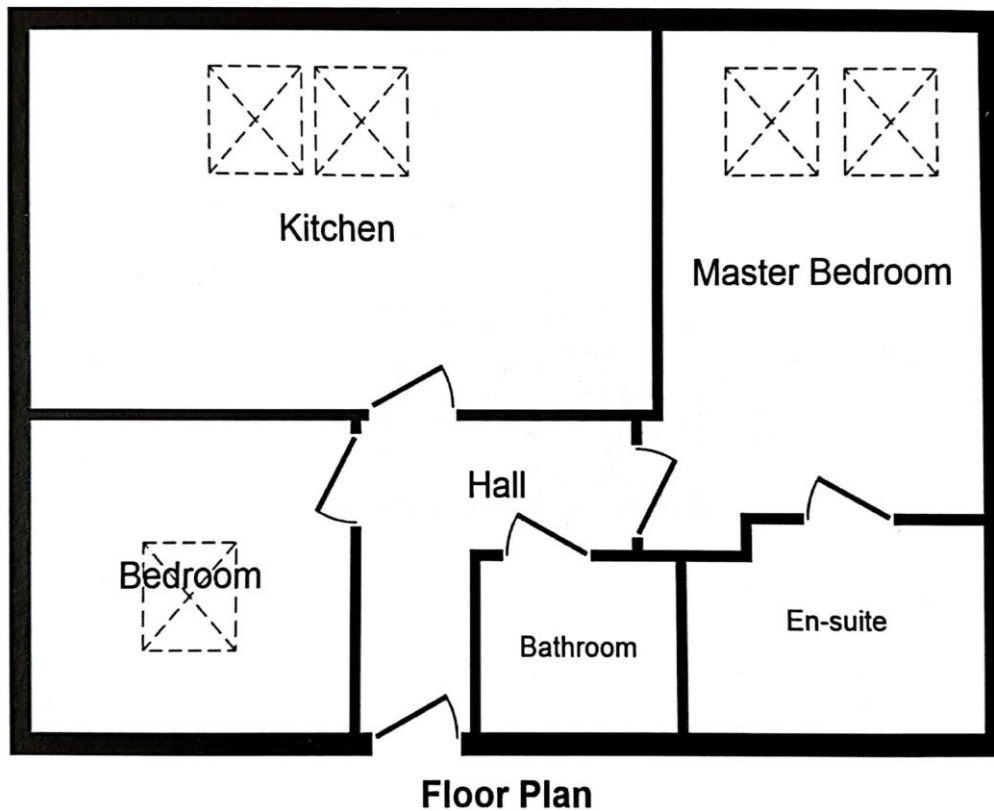
Bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

Outside

Parking

One allocated underground parking space.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WTF312240

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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