



Connells

Catalonia Apartments Metropolitan Station Approach
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented second floor apartment to the market situated on a popular development in Watford. The property briefly comprises of a spacious lounge with a semi open plan modern fitted kitchen with integrated appliances, two double bedrooms and a modern bathroom suite. Benefits include an en-suite to the master bedroom, an allocated gated parking space as well as access to the residents swimming pool, gym and dance studio.

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 A41, M25 and M1 motorways. Cassiobury Park and Watford High Street are just a short distance away providing numerous amenities, eateries, entertainment and recreational facilities.

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

Communal Entrance

Front door with security intercom system, lift and stairs to all floors.

Entrance Hall

Front door, radiator, entryphone, storage cupboard.

Living Room

22' x 15' 7" (6.71m x 4.75m)

Semi open plan with kitchen, window to front aspect, double glazed radiator, telephone point, television point.

Kitchen Area

13' 6" x 8' 8" (4.11m x 2.64m)

Contemporary fitted kitchen comprising wall and base units with work surfaces and tiling to complement, stainless steel sink and drainer, integrated oven, hob with extractor hood, integrated dishwasher and washing machine, integrated fridge/freezer.

Bedroom One

15' x 11' 9" (4.57m x 3.58m)

Windows to side aspect, fitted wardrobe, radiator, door to en-suite.

Bedroom Two

14' 8" x 9' 5" (4.47m x 2.87m)

Windows to side aspect, radiator, door to balcony.

Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, extractor fan, heated towel rail, shaver point, tiling to walls.

Outside

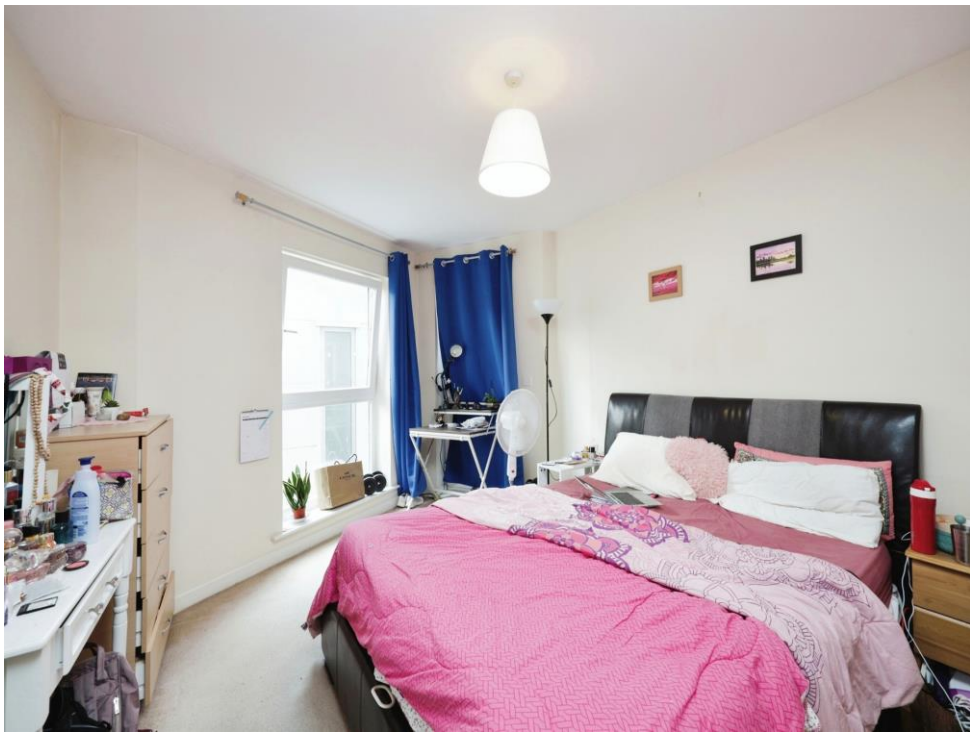
Parking

Gated allocated parking space.

Resident's Leisure Facilities

Including gym, swimming pool and dance studio for resident's use.









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

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6 The Parade
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313430

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2003. 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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