



Connells

Bevan House Raphael Drive
Watford

Bevan House Raphael Drive Watford WD24 4GT

for sale guide price
£250,000 - £260,000



Property Description

****GUIDE PRICE £250,000 - £260,000****

Connells are delighted to offer this well-presented ground floor maisonette to the market that is situated on a quiet cul-de-sac road in central Watford.

Key selling points £370 service charge per annum, peppercorn ground rent, private rear garden and no chain.

The property briefly comprises of a welcoming entrance hall, a sizeable reception room, a modern fitted kitchen, one double bedroom with fitted wardrobes and a modern bathroom suite. Benefits include low charges, a private rear garden and off-street residential parking bays.

Ideal for first time buyers or investors, the property is situated with access to several transport links including being walking distance to Watford Junction Station as well as the M1 & A41. The vibrant Watford Town Centre is just a short distance away with its range of amenities, eateries, entertainment, and recreational facilities.

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

Entrance Hallway

Front door, radiator, two storage cupboards.

Living Room

14' 5" x 10' 9" (4.39m x 3.28m)

Window to side aspect, window and door opening to rear garden, fitted shelving,

television point, telephone point, radiator.

Kitchen

13' 9" x 7' 6" (4.19m x 2.29m)

Fitted kitchen comprised of wall and base level unit with work surfaces over, window to front aspect, sink unit with mixer tap, dishwasher, plumbing for washing machine, space for fridge/freezer, oven and hob with extractor over and large storage cupboard.

Bedroom One

14' 5" x 8' 6" (4.39m x 2.59m)

Window to rear aspect, radiator, built in wardrobe.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated hand towel rail.

Outside

Private Rear Garden

Paved patio area, lawn area and storage shed.

Parking

Off-street residential parking 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

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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313682

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Jun 1988. 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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