



**Connells**

Court View Whippendell Road  
Watford

# Court View Whippendell Road Watford WD18 7LU

for sale guide price  
**£200,000**



## Property Description

\*\* GUIDE PRICE £200,000 - £210,000 \*\* NO UPPER CHAIN \*\*

\*\* Current rental yield of 6.4% with potential yield of over 7% once current tenancy ends \*\*

Connells are pleased to bring this well-presented first floor apartment to the market that is situated on a popular residential road in West Watford. The property comprises of an open plan reception room with a modern fitted integrated kitchen, one double bedroom as well as a modern bathroom suite and benefits from a long lease and gated access to rear of the building.

Ideal for first time buyers or investors, current rental yield of 6.4% with potential yield of over 7% once current tenancy ends the property is conveniently located with access to several transport links including Watford High Street/Met Train Stations as well as the A41, M25 and M1 motorways. There are a variety of local shops within walking distance as well as Watford General Hospital and the vibrant Watford Town Centre being a short walk away providing further shops, amenities, eateries, entertainment and recreational facilities. Viewing is highly recommended.

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

## Communal Entrance

Communal entrance, phone entry system, stairs to all floors.

## Entrance Hall

Front door, phone entry point, two storage cupboards.

## Living Room / Kitchen

15' 5" x 12' 11" ( 4.70m x 3.94m )

Dual aspect windows to rear and side aspect with Venetian blinds, television point, telephone point, under-floor heating, under-

floor heating control panel.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher, washing machine and fridge/freezer.

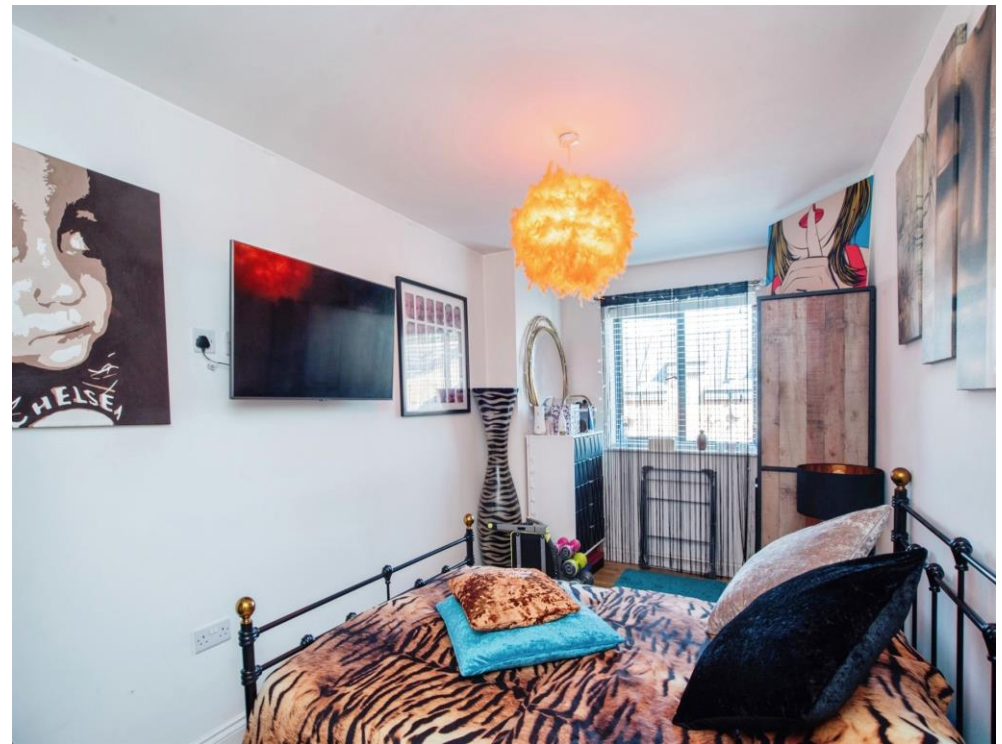
## Bedroom One

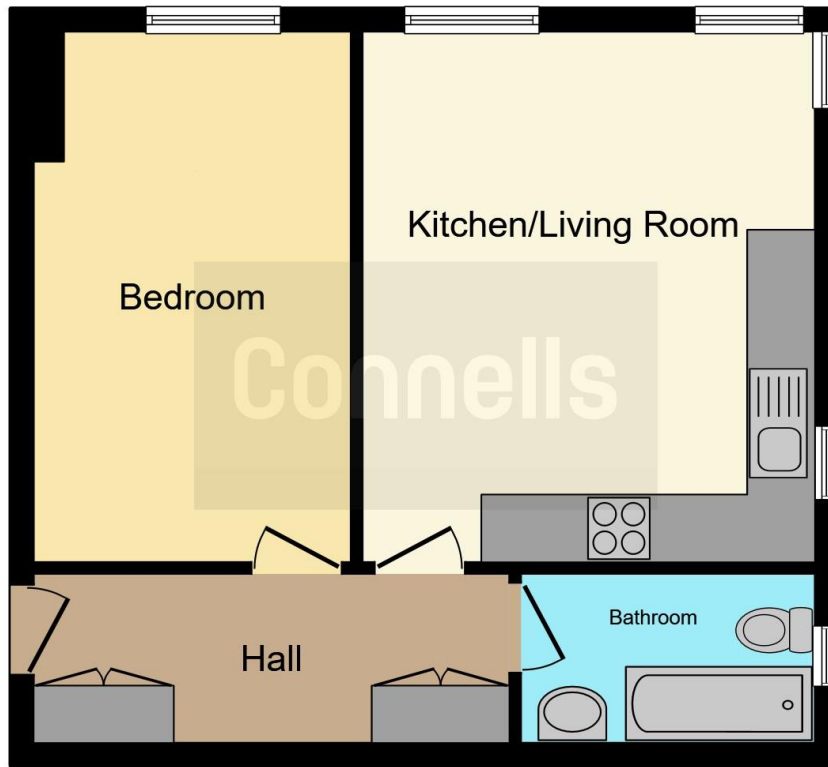
15' 6" x 8' 1" ( 4.72m x 2.46m )

Window to rear aspect with Venetian blinds, television point, under-floor heating.

## Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, under-floor heating.





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

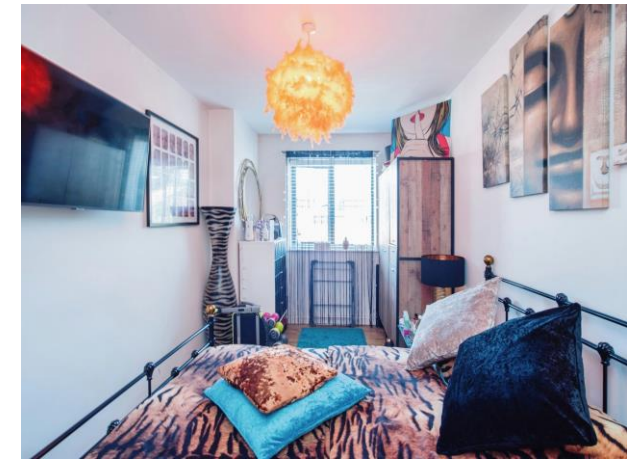
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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WTF313749](http://connells.co.uk/Property/WTF313749)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Sep 2015. 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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Property Ref: WTF313749 - 0009