



Connells

Astra Court King Georges Avenue
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this first floor flat to the market that is situated on a popular residential road located within easy reach of Watford Town Centre. The property comprises of a sizeable reception room, a fitted kitchen, two well proportioned bedrooms, and a family bathroom suite. Benefits include a shared garden space as well as permitted residential parking.

The property is conveniently located with access to several transport links including Watford Metropolitan Train Station as well as the M25, A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as being within catchments to Watford Grammar School for Boys and the award winning Cassiobury Park.

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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

The terms of the lease are 99 years from 25/12/1985 which means there are currently 60 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.

Communal Entrance

Living Room

13' 11" x 11' 1" (4.24m x 3.38m)
Window to side aspect, television point, telephone point, radiator.

Kitchen

8' 5" x 6' 6" (2.57m x 1.98m)
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, cooker point with extractor hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

12' 7" x 8' 11" (3.84m x 2.72m)

Window to side aspect, radiator.

Bedroom Two

8' 11" x 6' 10" (2.72m x 2.08m)

Window to side aspect, radiator.

Bathroom

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

Outside

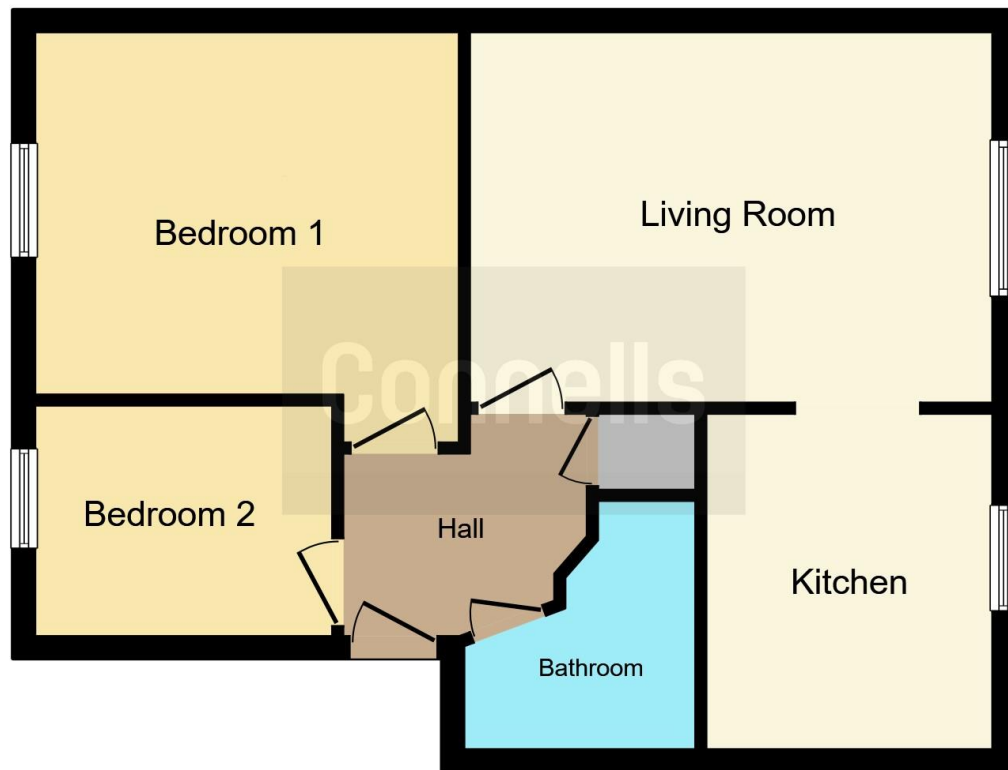
Garden

Shared garden space.

Parking

Off-street residential permitted parking.





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: B

view this property online connells.co.uk/Property/WTF313656

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF313656 - 0010