



Connells

Elizabeth House Exeter Close
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented first floor apartment to the market that is situated within the exclusive Grade II Listed Reeds development in North Watford.

The property briefly comprises of a sizeable reception room which leads onto a modern fitted kitchen, two double bedrooms and a bathroom suite. Benefits include two large storage cupboards off the hallway, an allocated parking space, visitor bays and access to the well-maintained communal gardens.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station as well as the A41 & M1 motorways. Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment and recreational facilities.

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

Entrance Hallway

Entryphone system, electric radiator and two storage cupboards.

Living Room

16' 2" x 12' 6" (4.93m x 3.81m)

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

Kitchen

12' 6" x 5' 10" (3.81m x 1.78m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer, electric oven and hob, extractor hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

16' 2" x 7' 9" (4.93m x 2.36m)

Window to front aspect, electric radiator.

Bedroom Two

13' x 8' (3.96m x 2.44m)

Window to front aspect, electric radiator.

Bathroom

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

Outside

Communal Grounds

Landscaped gardens set around the Grade II listed converted orphanage, Elizabeth House and chapel, mature shrubs, laid to lawn.

Parking

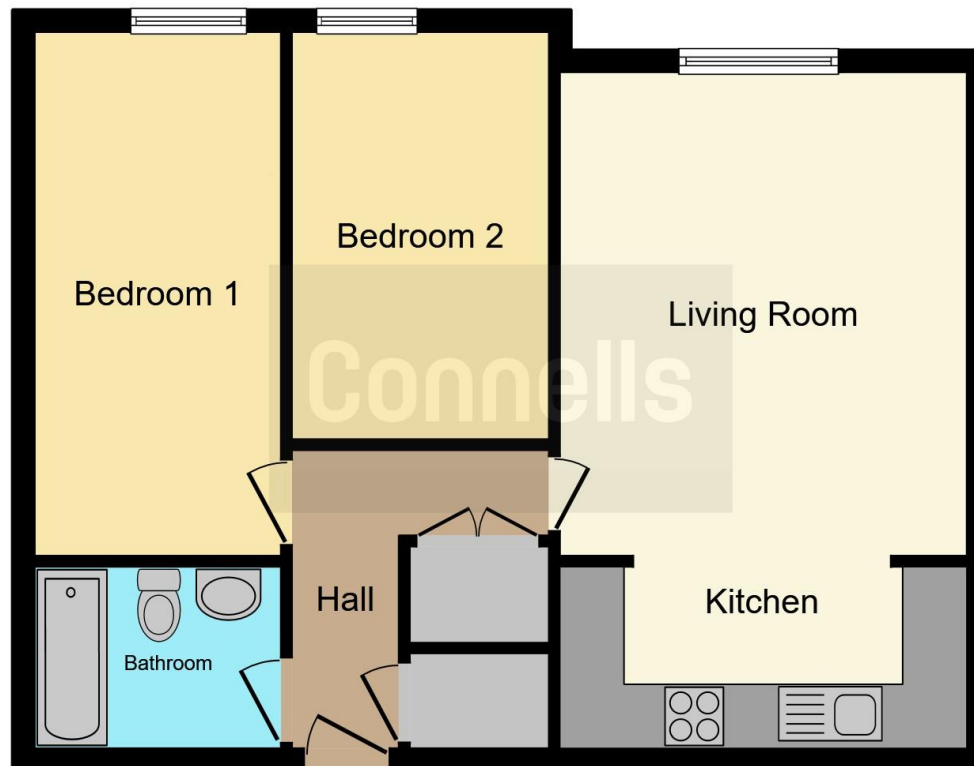
Allocated parking space & additional visitor

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

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313741

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1994. 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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