



Connells

Waddington House Tom Lake Way
Watford



Property Description

Connells are delighted to bring this spacious upper floor apartment to the market that is situated on a popular residential area in Carpenters Park. The property comprises of an open plan living area with a fully integrated fitted kitchen, two double bedrooms and a family style bathroom. Benefits include an en-suite to the master bedroom, a separate utility cupboard, a long lease, 8 years NHBC warranty remaining, one allocated underground parking space as well as a private balcony area.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Carpenters Park Station providing services into London as well as the A41 and M1 motorways. This property is also located with access to several local shops and amenities including Lidl supermarket as well as Watford Shopping centre only being a short drive away.

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

Communal Entrance

Door to front, phone entry system, lifts and stairs to all floors.

Entrance Hall

Front door, phone entry system, storage cupboard.

Lounge / Kitchen

23' 6" x 15' 4" (7.16m x 4.67m)

Open plan lounge and kitchen, window to front aspect, double glazed, television point, telephone point, radiator, patio door to balcony.

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to front aspect, double glazed, stainless steel sink with drainer, electric hob with extractor hood, electric double oven, integrated dishwasher and fridge/freezer, utility cupboard housing plumbing for washing machine.

Bedroom One

16' 3" x 9' 6" (4.95m x 2.90m)

Window to front aspect, double glazed, radiator.

En-Suite

Shower cubicle, WC, vanity basin, heated hand towel rail, extractor.

Bedroom Two

16' 7" x 8' 5" (5.05m x 2.57m)

Window to front aspect, double glazed, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity basin, heated hand towel rail, extractor.

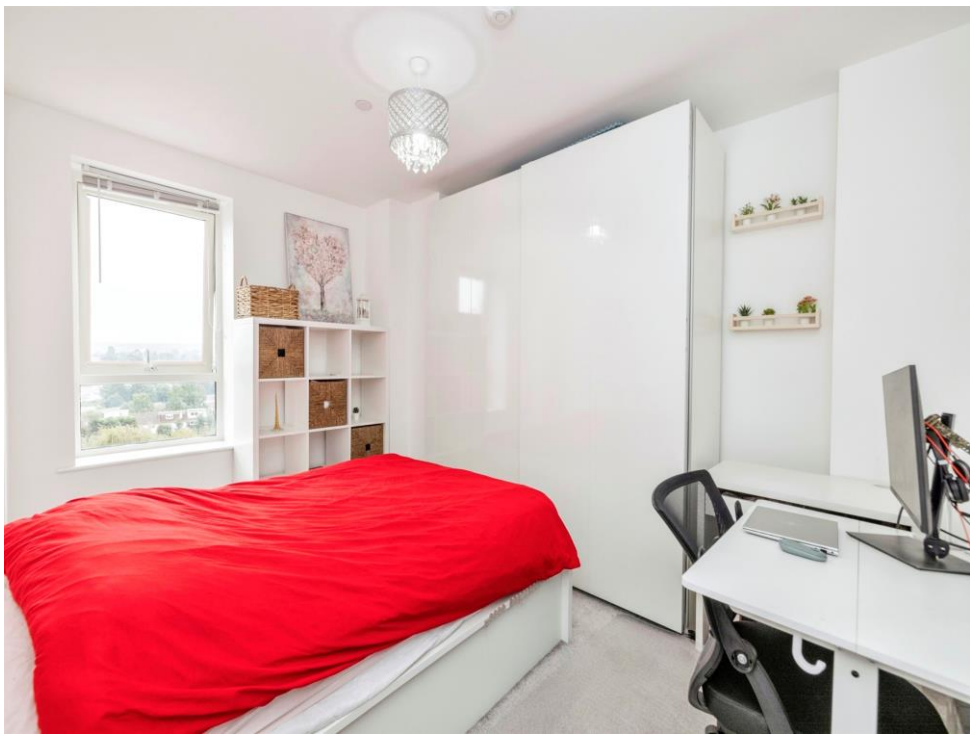
Outside

Balcony

Parking

One allocated underground parking space.









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313751

This is a Leasehold property with details as follows; Term of Lease 250 years from 18 Nov 2020. 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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