



Connells

Salisbury House Harwoods Road
Watford



Property Description

Connells are pleased to bring this well-presented first floor apartment that is situated a stone's throw away from the town centre, which boasts an array of cafes, bars and shops. Also located close to Watford Junction, Watford Met Line and Watford High Street, so easy and swift commuting options back into the city of London.

The property comprises of a large open plan kitchen/lounge/diner offering plentiful of natural light, a bedroom with built in wardrobes and a modern fitted bathroom accessed off the hallway. Externally there is access to a secure bike storage shed, communal gardens and allocated parking.

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

Entrance Hall

Front door, radiator, security entryphone, airing cupboard.

Living Room

20' 3" x 10' 4" (6.17m x 3.15m)

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

Fitted kitchen comprising wall and base units, work surfaces, window to side aspect, stainless steel sink and drainer, tiling to walls, integrated oven, ceramic hob, stainless steel cookerhood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

15' 4" x 9' 5" (4.67m x 2.87m)

Double glazed window to front aspect, built in wardrobes, radiator.

Bathroom

Bath with mixer taps and shower over, glass shower screen. pedestal wash hand basin, low level WC, shaver point, extractor fan, radiator.

Outside

Parking

Gated allocated 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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313745

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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