



**Connells**

Ashridge House Chenies Way  
Watford



# Ashridge House Chenies Way Watford WD18 6UW

for sale offers in excess of  
**£210,000**



## Property Description

Connells are pleased to bring this well-presented ground floor apartment to the market that is situated on a quiet residential road in West Watford. The property comprises of a sizeable reception room, a modern re-fitted kitchen, one double bedroom as well as a shower suite. Benefits include a private patio area that leads to the well-maintained communal gardens as well as residential parking bays.

Ideal for first time buyers, the property is ideally placed for easy access to several transport links including Watford Metropolitan Station as well as the M25, M1 & A41 motorways. There are a variety of nurseries, primary schools and secondary schools within catchments including the sought after Grammar Schools. There are a variety of local shops and amenities within walking distance as well as Watford Town Centre being a short drive away providing further shops, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Front door, storage cupboards, radiator.

## Living Room

13' 8" x 12' 9" ( 4.17m x 3.89m )

Windows to front aspect, door to patio area, television point, telephone point, radiator.

## Kitchen

10' x 9' ( 3.05m x 2.74m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric eye level oven, electric hob, plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

## Bedroom One

13' 2" x 9' 7" ( 4.01m x 2.92m )

Window to rear aspect, radiator.

## Bathroom

Window to rear aspect, shower cubicle, WC, wash hand basin, radiator.

## Outside

## Private Patio Area

Private patio area leading to the communal gardens.

## Parking

Residential parking bays.



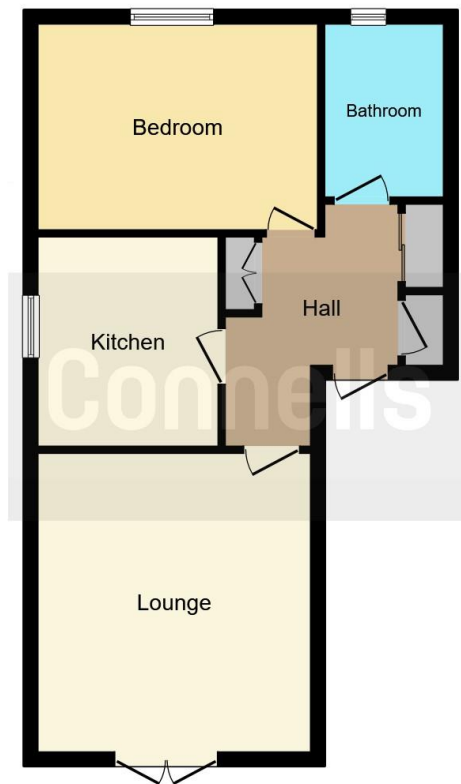












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C

Council Tax  
 Band: B

Service Charge: 960.24 Ground Rent:  
 24.96

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313814](http://connells.co.uk/Property/WTF313814)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Dec 1991. 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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