



Connells

Holm Oak Park
Watford



Property Description

**** SHARE OF FREEHOLD ****

**** NO UPPER CHAIN ****

Connells are pleased to bring this immaculately presented upper floor duplex apartment to the market that is situated within a gated development in West Watford. The apartment comprises of a spacious reception room, a modern fitted kitchen, one double bedroom and a three-piece bathroom and benefits from loft access, a share of freehold with a 999 year lease (987 years remaining approx.) and allocated parking.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the A41, M25 & M1 motorways. There are a variety of local shops and amenities within walking distance as well as being a short drive away from Watford Town Centre that provides further shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Front door, stairs to upper floor with under stairs storage cupboard.

Living Room

14' x 11' 2" (4.27m x 3.40m)

Bay window to front aspect, duplex quantum night storage heater, telephone point,

television point.

Kitchen

8' 3" x 7' 1" (2.51m x 2.16m)

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

Upper Floor

Bedroom One

14' 2" x 13' 4" (4.32m x 4.06m)

Window to side aspect, loft access.

Bathroom

Window to side aspect, bath and mixer taps with shower over, pedestal wash hand basin, low level WC.

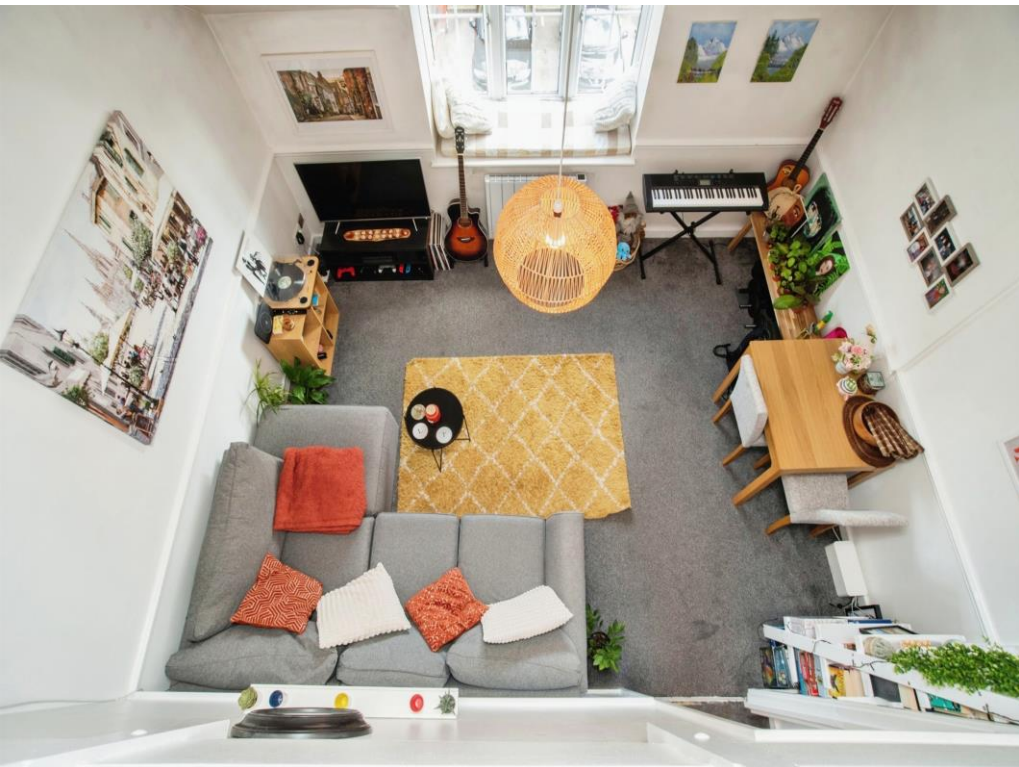
Outside

Parking

Allocated parking and visitor bays.

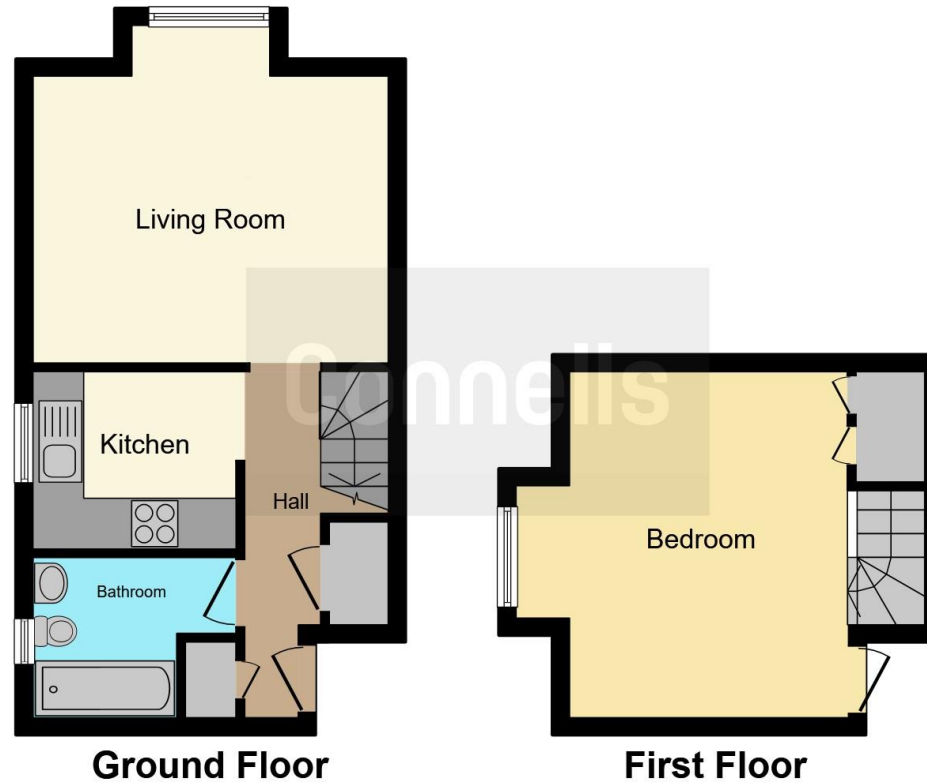
Communal Gardens

Well maintained communal gardens.









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: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313839

This is a Leasehold property with details as follows; Term of Lease 999 years from 23 Apr 2012. 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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