



Connells

Wells Court Pumphouse Crescent
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to bring this well-presented second floor purpose-built apartment to the market that is situated in a purpose-built development in central Watford.

The accommodation comprises of an open plan lounge with a modern integrated fitted kitchen, one double bedroom and a family style bathroom. Benefits include a private balcony, ample storage throughout and a long lease.

The property is conveniently located just a 'stone's throw' from Watford High Street station, multiple supermarkets, Watford town centre with its array of amenities, entertainment and recreational facilities and a short distance from Watford Junction mainline station.

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

Window & balcony to front aspect, double glazed, radiator, television point, telephone point.

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, double glazed, sink with drainer, gas hob with extractor hood, electric oven, plumbing for washing machine, dishwasher and space for fridge/freezer.

Bedroom One

12' 3" x 9' 5" (3.73m x 2.87m)

Window to front aspect, double glazed, radiator.

Bathroom

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

Communal Entrance

Door to front aspect, phone entry system, stairs to all floors.

Entrance Hall

Front door, phone entry system, storage cupboard housing airing cupboard, storage cupboard.

Living Room / Kitchen

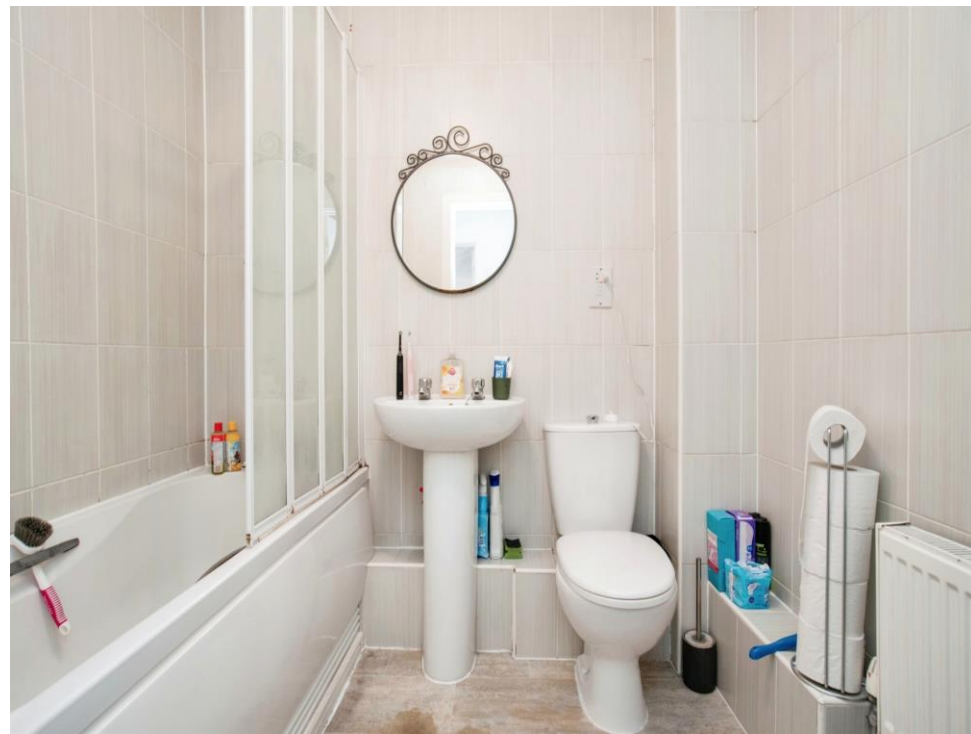
15' 8" x 11' 7" (4.78m x 3.53m)

Outside

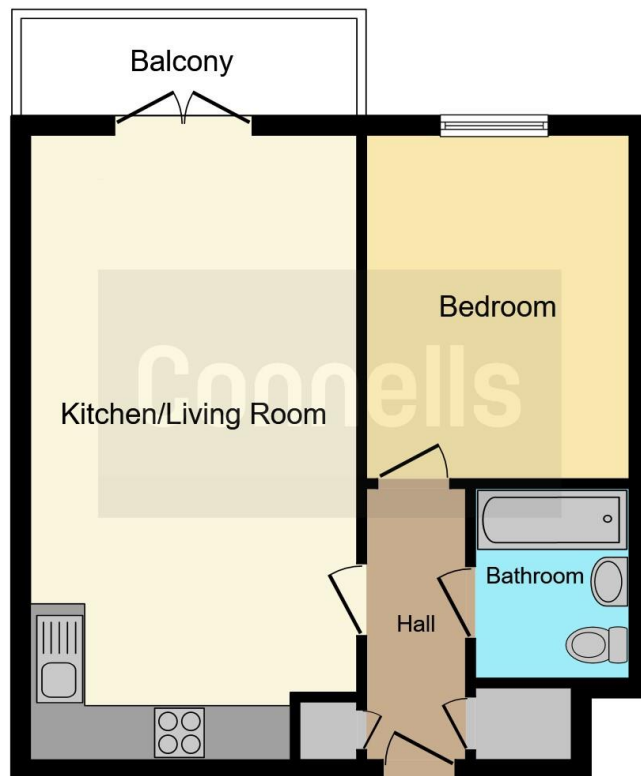
Communal Gardens











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: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313822

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2010. 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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