



**Connells**

The Clarendon Clarendon Road  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this immaculately presented, spacious second floor apartment to the market that is situated in Central Watford, featuring premium finishes & state of the art facilities. Boasting 650 sqft, the property comprises of an open-plan living space with floor-to-ceiling windows, offering dual aspect views that showcase the beauty of Hertfordshire, a bespoke handleless German kitchen with SMART integrated appliances and one double bedroom with fitted wardrobes. Benefits include two breath taking sky gardens, on the 7th and 25th floors, along with state-of-the-art facilities including a gymnasium, cinema, club lounge, and café. The concierge service ensures convenience and security, while the dedicated cycle storage caters to active lifestyles. All the penthouses boast high-specification interiors, each with 360-degree views of Hertfordshire's countryside.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Junction station with direct links into London Euston as well as being just moments' walk from Watford High Street with an array of High Street shops, cafés, restaurants, bars.

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

## Agents Note

The seller has reached exchange of contracts but wishes to reassign the purchase to

interested parties with the Developers agreement. We ask that you must pay attention to the proposed completion schedule, make all legal enquiries to satisfy yourself with this arrangement and seek verification as to lending ability before proceeding.

## Entrance Hall

## Utility Cupboard

Housing washing machine/dryer.

## Living Room / Kitchen

22' 3" x 20' 3" ( 6.78m x 6.17m )

Dual aspect windows, under-floor heating, television point, telephone point, balcony access.

Bespoke handleless German kitchen with SMART integrated appliances.

## Bedroom One

13' 4" x 10' 1" ( 4.06m x 3.07m )

Window, under-floor heating, fitted wardrobe.

## Bathroom

Bath with mixer taps and overhead shower and shower attachment, WC, wash hand basin, heated hand towel rail.

## Additional Info

Lease: 999 year

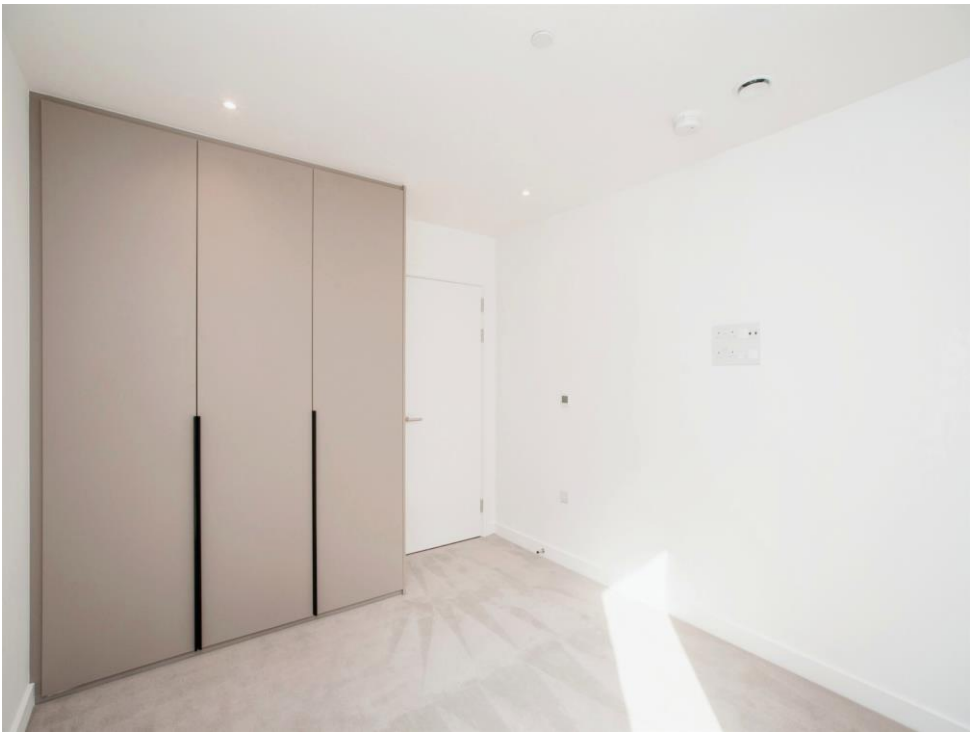
Ground Rent: N/A

Annual Service Charge: estimated and-  
£2.40/Sq ft per apartment per annum.

10 year structural build warranty

Integrated building fire detection system









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: Exempt**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313795](http://connells.co.uk/Property/WTF313795)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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