



Connells

Hertford House Sutton Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this first floor flat to the market that is situated on a residential road in central Watford. The property comprises of an open plan sizeable reception room with a fitted kitchen, one double bedroom and family style bathroom and benefits from permitted on-street parking.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction Station that has direct links into London Euston as well as the A41 & M1 motorways. The vibrant Watford High Street and Shopping Centre is a short walk away providing numerous shops, eateries, amenities, entertainment and recreational facilities.

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

Entrance Hall

Living Room / Kitchen

19' 9" x 14' 5" (6.02m x 4.39m)

Windows to front and side aspect, television point, telephone point.

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

Bedroom One

13' 7" x 8' 4" (4.14m x 2.54m)

Window to side aspect, built in cupboard.

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin.

Outside

Parking

On street permitted parking.

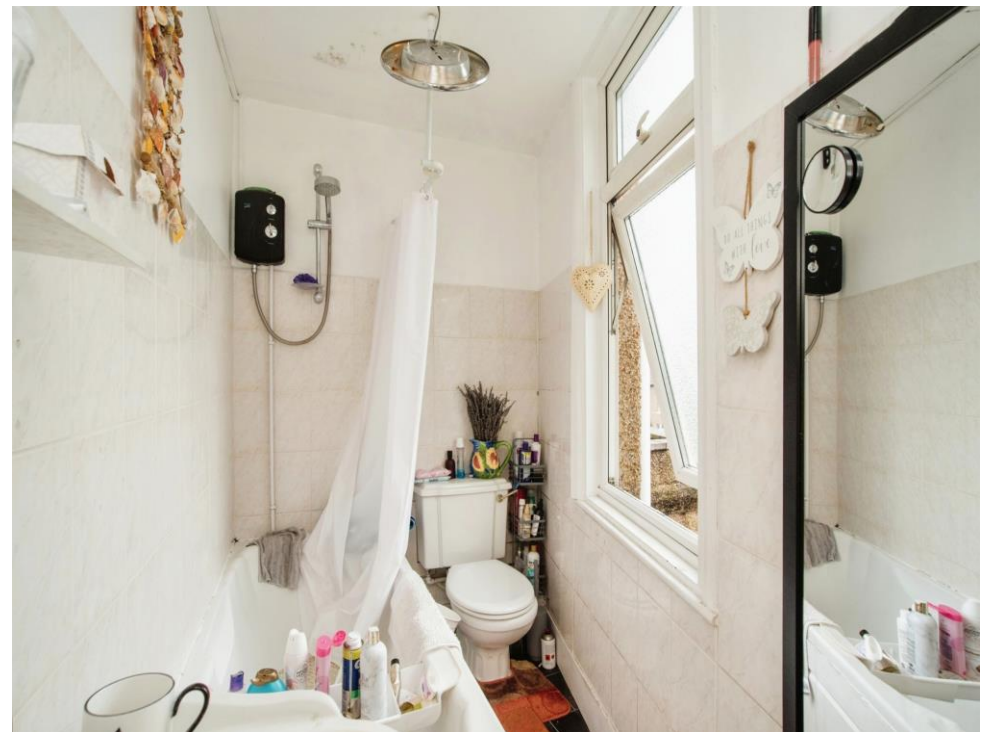
Additional Info

Block insurance £250 annually

Communal electric £20 per quarter

Service is as and when work is required - split between flats - some years is none









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
WATFORD WD17 1AA

EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313861

This is a Leasehold property with details as follows; Term of Lease 198 years from 01 Jan 2001. 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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