



Connells

Rose Court Hamilton Street
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented duplex maisonette to the market that is situated on a popular residential road in Central Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, three double bedroom and a family bathroom suite. Benefits include an en-suite to the master bedroom, off-street parking for one car and access to the shared rear garden.

Ideal for first time buyers or investors, the property is situated close to Watford Town Centre with its extensive regional facilities and Watford Junction Station with its fast services to Euston, approximately 20 minutes journey time, Watford High Street which is a five minutes walk from the property, with Bushey Mainline Station being a 10 minutes walk away as well as easy access to the M1, A41 and M25 motorways.

Other amenities within close proximity of the property include Cassiobury Park, and several reputable local schools, including Watford Grammar School for girls and boys. It is also just a short walk to the high street, as well as the shopping centre featuring entertainment and recreational facilities, restaurants, bars and shops.

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

Entrance Hall

Door to front aspect, stairs to first floor landing.

First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

Living Room

15' 4" x 11' 5" MAX (4.67m x 3.48m MAX)

Window to front aspect, television point, telephone point, radiator.

Kitchen

7' 9" x 7' 7" (2.36m x 2.31m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, plumbing for washing machine, dishwasher, space for fridge/freezer, wall mounted boiler.

Bedroom Two

10' 8" x 10' 4" Into Wardrobe (3.25m x 3.15m Into Wardrobe)

Window to rear aspect, built in wardrobes, radiator, television point.

Bedroom Three

13' 9" x 6' 4" (4.19m x 1.93m)

Window to rear aspect, radiator.

Bathroom

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

Second Floor Landing

Stairs from first floor landing.

Bedroom One

14' 6" x 11' 9" (4.42m x 3.58m)

En-Suite

Window to rear aspect, shower cubicle, bath with mixer taps, WC, wash hand basin, shaving point, heated hand towel rail.

Outside

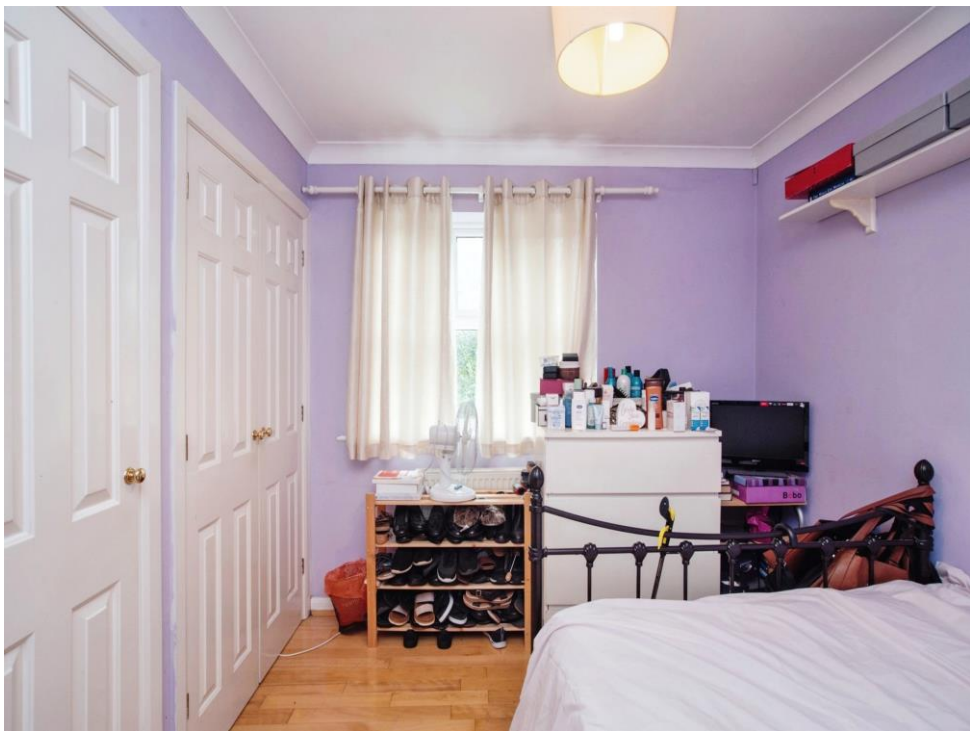
Parking

Off-street parking for one car.

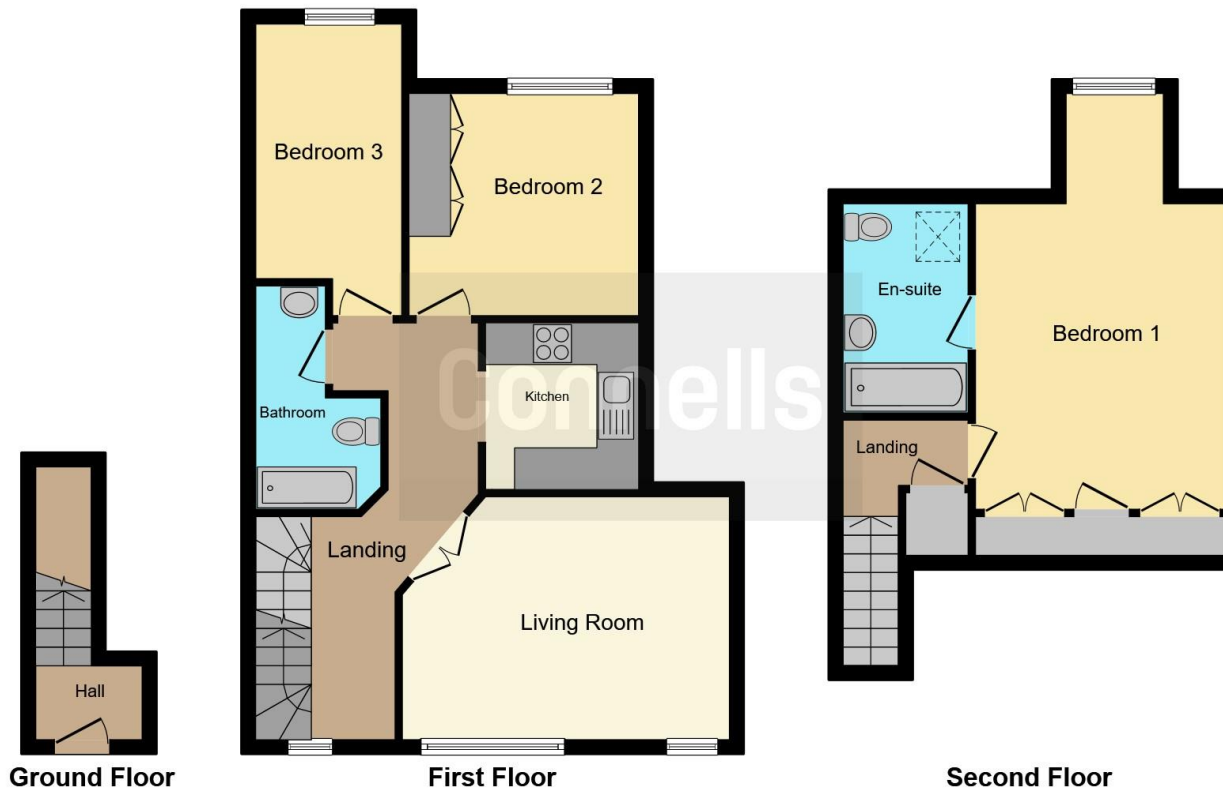
Shared Garden

Access to the well-maintained shared rear garden.









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313786

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 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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