



Connells

**EDISON COURT Franklin Avenue
Watford**



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented second floor apartment to the market that is situated on a gated development in West Watford.

The property briefly comprised of a sizeable reception room, a modern fitted kitchen, two large double bedrooms and a family bathroom suite. Newly painted throughout, benefits include an en-suite, permitted parking and visitor bays as well as access to the well-maintained communal gardens.

Ideal for first time buyers or investors with its great rental return, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston as well as well-regarded schools including Watford Girls Grammar School. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment.

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

Communal Entrance

Front door, phone entry system, stairs to first floor landing.

Entrance Hall

Front door, phone entry system, windows to rear aspect, storage cupboard.

Lounge

14' 3" x 10' 2" (4.34m x 3.10m)

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

Kitchen

10' 4" x 6' 3" (3.15m x 1.91m)

Fitted kitchen comprised on wall and base units with work surfaces and tiling to

complement, sink with drainer. electric oven, gas hob with extractor fan, plumbing for washing machine, space for fridge/freezer.

Bedroom One

17' 2" x 6' 8" (5.23m x 2.03m)

Windows to rear aspect, radiator.

Bedroom Two

12' 8" x 11' 6" (3.86m x 3.51m)

Window to front aspect, radiator.

En-Suite

Shower cubicle, WC wash hand basin, hand towel rail.

Bedroom

Window to front aspect, bath with mixer tap and overhead shower, WC ,wash hand basin, radiator.

Outside

Communal Gardens

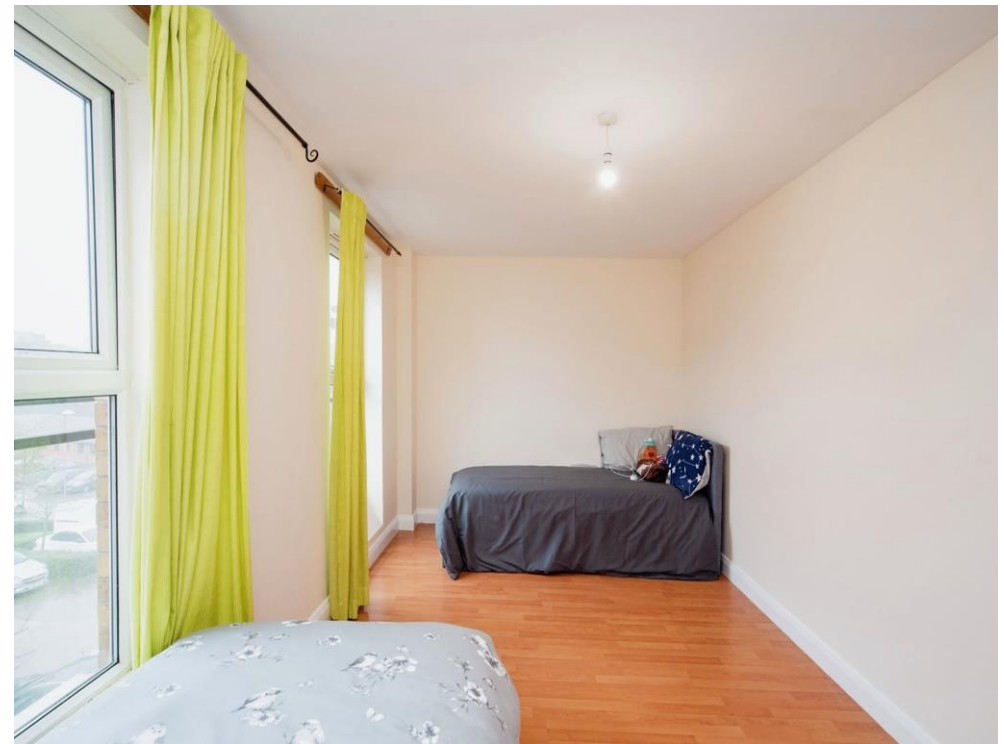
Access to well-maintained communal gardens.

Parking

Permitted parking space and visitor bays

Additional Information

Service charges £2400 per annum - service charge includes water bills. Ground rent £250 per annum. Lease remaining 109 years approx.





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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 WATFORD WD17 1AA

EPC Rating: B

view this property online connells.co.uk/Property/WTF313323

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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