



**Connells**

Dean Wace House Rosslyn Road  
Watford



## Property Description

Connells are delighted to bring this immaculately presented ground floor flat to the market that is situated in the heart of Watford Town Centre. The property comprises of an open plan living area with a modern integrated fitted kitchen, two double bedrooms and a modern bathroom suite. Benefits include an en-suite to the master bedroom, a separate utility cupboard, a private patio area, as well as gated allocated off-street parking.

Ideal for first time buyers and investors, this property is also conveniently located with access to several transport links including Watford Junction and Watford High Street Station that have direct links into London as well as the A41, M25 & M1 motorways. The bustling Watford High Street and Atria Centre is only just a short walk away providing numerous shops, eateries, entertainment, and recreational facilities as well as being a short distance from Cassiobury park.

For more information or to book a viewing please call Connells today.

## Entrance Hall

Door to front aspect, storage cupboard housing plumbing for washing machine.

## Living Room

17' 1" x 13' 1" ( 5.21m x 3.99m )

Window to side aspect, television point, telephone point, radiator, door to private patio.

## Kitchen

10' 8" x 4' 2" ( 3.25m x 1.27m )

Fitted kitchen comprised of wall and base unit with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher and fridge/freezer.

## Bedroom One

12' 4" x 9' 8" ( 3.76m x 2.95m )

Window to side and rear aspect, radiator, door to en-suite.

## En-Suite

Shower cubicle, WC, vanity basin, heated hand towel rail, extractor fan.

## Bedroom Two

11' 4" x 11' 1" ( 3.45m x 3.38m )

Window to side aspect, radiator.

## Bathroom

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

## Outside

## Private Patio

Enclosed patio area.

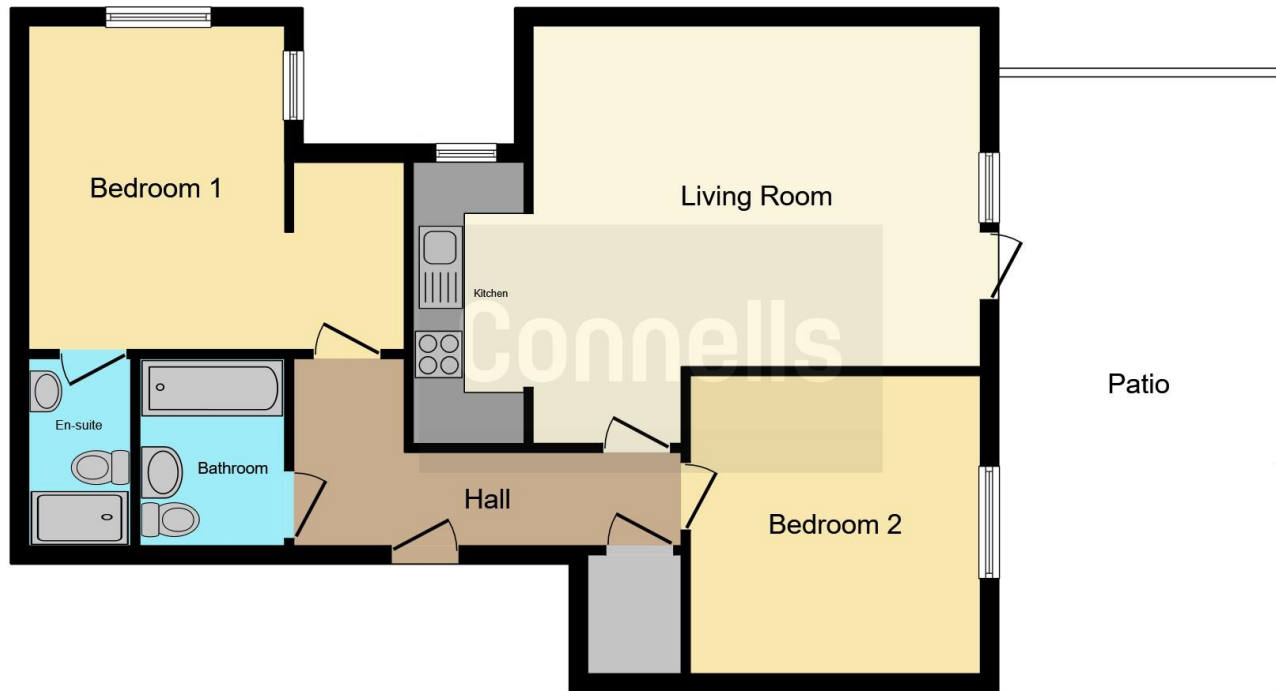
## Parking

Allocated parking space.









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)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313829](http://connells.co.uk/Property/WTF313829)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. 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.

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