



Connells

Alderney House Scammell Way
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to offer for sale this larger than average top floor apartment located within the sought after Swallows Development. The property comprises of a welcoming entrance hallway with two spacious storage cupboards, (one housing hot water tank), a good size lounge/diner, separate fitted kitchen, master bedroom with fitted wardrobes and additional walk in wardrobe space, a second double bedroom and family bathroom. Externally the property offers ample residents parking and communal grounds.

Located within a prime position for access to Watford General Hospital and under a mile walk to Watford Met Station. Easy access to Watford Town Centre offering a wide variety of amenities, including the Atria Shopping Centre. Excellent transport links to include the A41, M1 and M25. The property ticks all the boxes for a first time buyer, investment purchase and is well suited for commuting access.

Entrance Hall

Front door, storage cupboard, airing cupboard.

Lounge

Irregular Shaped Room 20' 3" MAX x 13' 3" MAX (6.17m MAX x 4.04m)

Double glazed window to front aspect, electric heater, telephone point, television point.

Kitchen

8' 10" x 7' 11" MAX (2.69m x 2.41m MAX)
Fitted kitchen comprising wall and base units, work surfaces, sink and drainer, tiled splashback, electric cooker point, plumbing for washing machine, space for fridge/freezer.

Bedroom One

12' 6" MAX x 10' 4" (3.81m MAX x 3.15m)
Double glazed window to side aspect, electric heater.

Dressing Room / Utility

7' 9" x 6' 8" (2.36m x 2.03m)

Bedroom Two

9' 7" x 8' 4" (2.92m x 2.54m)
Double glazed window to rear aspect, electric heater.

Bathroom

Bath with mixer taps and shower attachment, wash hand basin, low level WC, extractor fan.

Outside

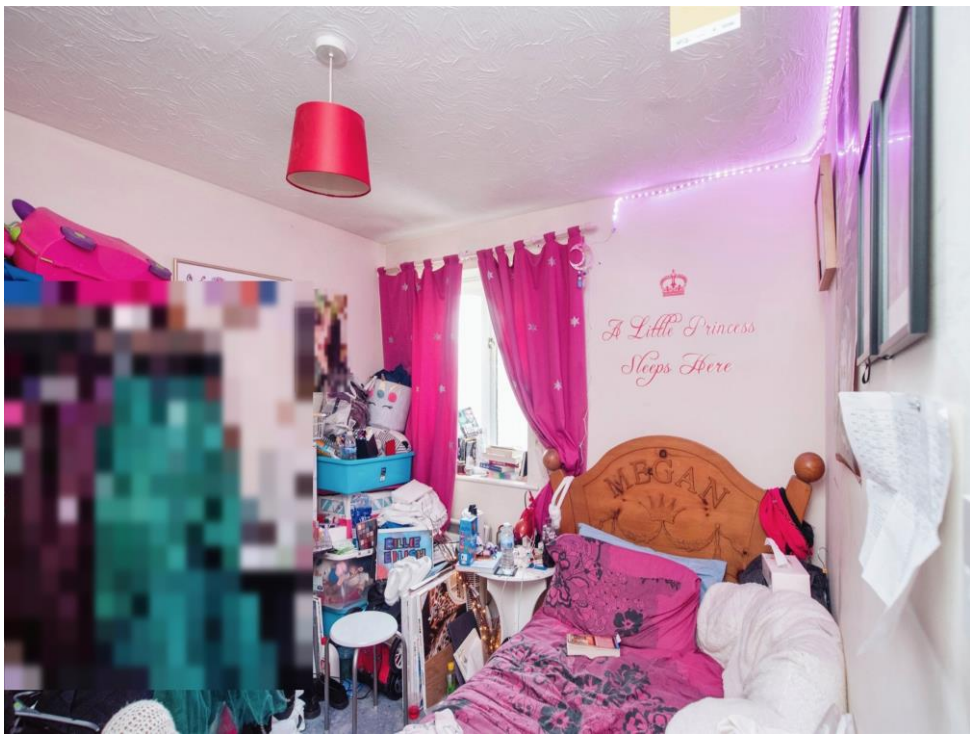
Parking

Parking spaces for residents and visitor's parking.

Communal Gardens

For resident's use.









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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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313930

This is a Leasehold property with details as follows; Term of Lease 167 years from 06 Mar 2017. 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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