



**Connells**

Silas Court Lockhart Road  
Watford

# Silas Court Lockhart Road Watford WD17 4BQ

for sale offers in excess of  
**£290,000**



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this well-presented ground floor apartment to the market that is set within a private gated development, situated within the popular Nacot Wood.

The property briefly comprises of a sizeable reception room, a modern fitted kitchen with integrated appliances, two well-proportioned bedrooms and family bathroom suite. Benefits include, a private entrance lobby shared with just one other apartment, high ceilings throughout, an allocated parking space, additional visitor bays, access to the communal gardens as well as access to the residential gym.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station that has direct links into London Euston as well as the M1 and A41 motorways. There are a variety of well-regarded schools within catchments as well as being within easy reach to the vibrant Watford Town Centre with its array of shops, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Entry phone system, radiator and two storage cupboards.

## Living Room

14' 7" x 12' 9" ( 4.45m x 3.89m )

Double aspect windows to windows to front and side, two radiators, television point, telephone point, opening to kitchen.

## Kitchen

11' 8" x 5' 10" ( 3.56m x 1.78m )

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

## Bedroom One

12' 8" x 9' 4" ( 3.86m x 2.84m )

Double aspect windows to side aspect, radiator.

## Bedroom Two

Irregular Shaped Room 13' 3" MAX x 9' 6" MAX ( 4.04m MAX x 2.90m )

Window to side aspect, radiator.

## Bathroom

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

## Outside

## Parking

One allocated residents space & visitors

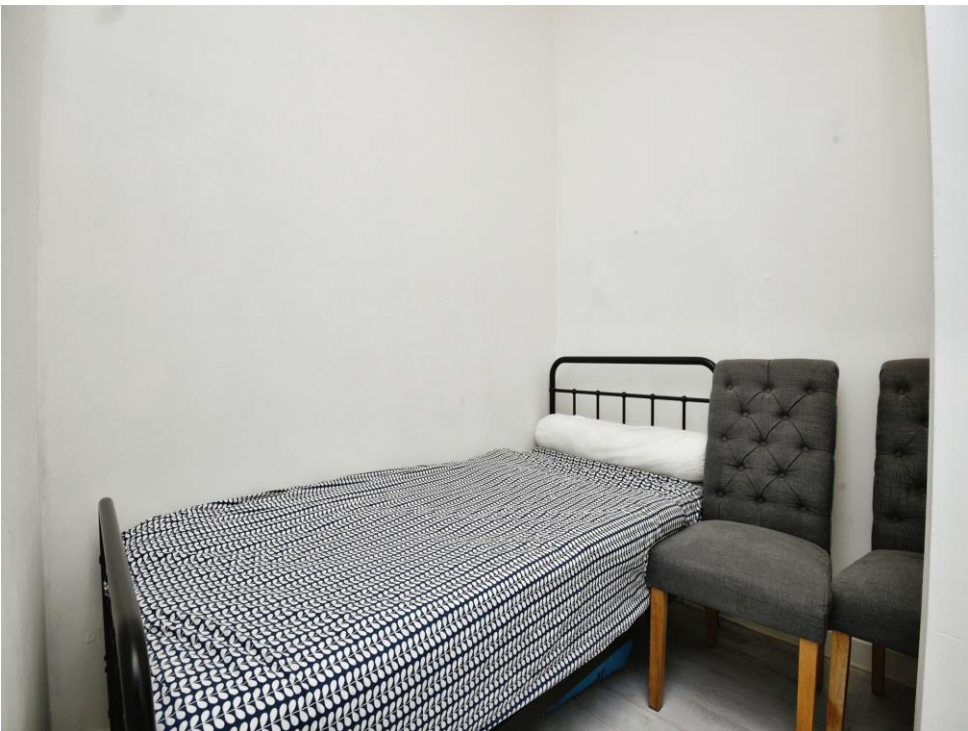


bays.

**Communal Gardens**

**Residents Gym**











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)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 2582.00

Ground Rent:  
 558.14

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF312834](http://connells.co.uk/Property/WTF312834)**

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Feb 2008. 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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