



**Connells**

Weldon Court Rembrandt Way  
Watford



# Weldon Court Rembrandt Way Watford WD18 7DP

for sale  
**£240,000**



## Property Description

Connells are delighted to bring this modern ground floor apartment that is situated within a modern development close to Watford Town Centre. The apartment comprises of an open plan reception room with a modern integrated kitchen and three-piece bathroom suite. Benefits includes a private balcony, an allocated parking space as well as visitor parking.

Watford Town Centre is within proximity to the property with its comprehensive array of shops and restaurants including the Atria shopping centre. Transport facilities include the main line to Euston from Watford Junction and the Metropolitan Line station with access to Baker Street and the City. Access to the M25 and M1 are close by as well as the ever-popular Cassiobury Park.

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

## Entrance Hallway

Front door, entry-phone system, radiator, storage cupboard and doors to all rooms.

## Living Room

14' 4" Exculding Kitchen x 13' 4" MAX ( 4.37m Exculding Kitchen x 4.06m MAX )

Window to rear aspect, doors to balcony, television point, telephone point, radiator.

## Kitchen Area

9' 8" MAX x 7' 6" MAX ( 2.95m MAX x 2.29m

MAX )

Fitted kitchen comprised of wall and base level units with work surfaces over, sink unit with mixer tap and drainer, integrated oven and hob with extractor over, integrated washing machine, dishwasher and fridge/freezer.

## Bedroom One

13' 4" MAX x 10' 5" MAX ( 4.06m MAX x 3.17m MAX )

Window to rear aspect, fitted wardrobes, radiator.

## Bathroom

Bath with mixer taps and shower attachment, WC, floating wash hand basin, heated towel rail and part tiled walls.

## Outside

## Private Balcony

## Parking

Allocated parking space and additional visitors parking.



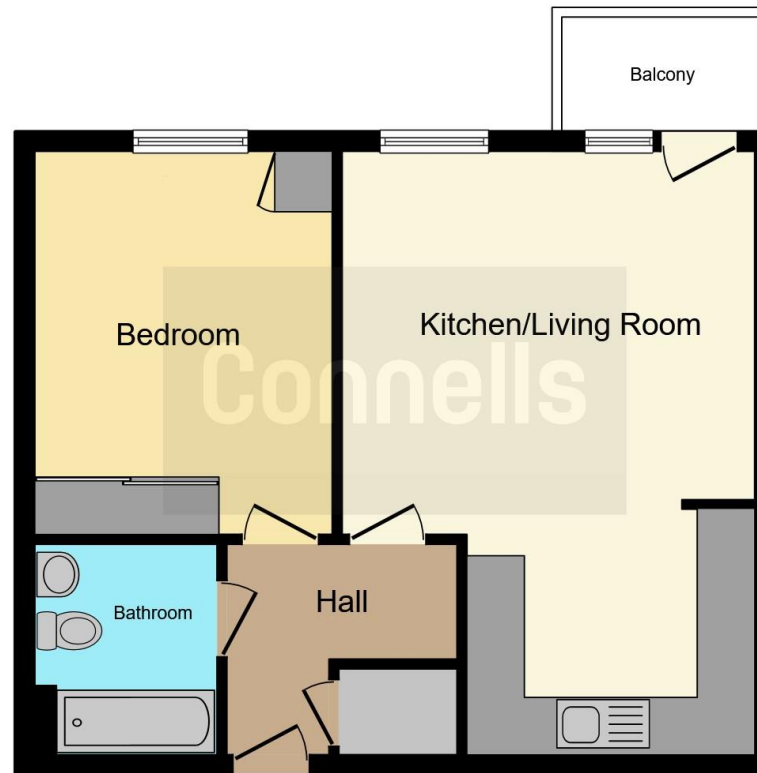












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313992](http://connells.co.uk/Property/WTF313992)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 2016. 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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