



Connells

The Lodge Orphanage Road
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are delighted to offer this spacious well-presented two bedroom ground floor apartment, positioned within walking distance of Watford Junction station and Watford town centre. The property comprises of a large hallway with multiple storage space, large bright reception room, fully fitted kitchen, two good size bedrooms with built in wardrobes and a family bathroom. Benefits include ample storage throughout, an allocated parking space and access to the well-maintained communal gardens.

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 as well as the A41 & M1 motorways. Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment and recreational facilities.

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

Communal Entrance

Entrance Hall

Front door, phone entry point, storage cupboards, radiator.

Living Room

20' 9" MAX x 11' 1" MAX (6.32m MAX x

3.38m MAX)

Windows to side and front aspect, television point, telephone point, radiator.

Kitchen

9' 8" MAX x 5' 9" MAX (2.95m MAX x 1.75m MAX)

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

Bedroom One

11' 1" MAX x 8' 8" PLUS WARDROBE (3.38m MAX x 2.64m PLUS WARDROBE)

Window to rear aspect, built in wardrobe, radiator.

Bedroom Two

11' 1" MAX x 6' 8" PLUS WARDROBE (3.38m MAX x 2.03m PLUS WARDROBE)

Window to rear aspect, built in wardrobe, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, hand towel rail.

Outside

Parking

One allocated parking space.

Communal Gardens









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/WTF314006](https://www.connells.co.uk/Property/WTF314006)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1997. 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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