



Connells

Courtlands Close
Watford

Courtlands Close Watford WD24 5GR

for sale offers in excess of
£200,000



Property Description

Connells are delighted to bring this beautifully-presented top floor apartment to the market that is situated on a popular residential road in North Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, a double bedroom and three piece bathroom suite. Benefits include loft access, secure entry-phone system, access to the well-maintained communal gardens and ample residence parking bays.

The ideal property for first time buyers or investors, the property is located with easy access to several transport links including the A41 and M25 motorways. There are a variety of local amenities with Watford High Street and Shopping Centre being a short drive away providing further shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Front door, phone entry system.

Lounge

14' 2" x 10' 7" (4.32m x 3.23m)

Window to front aspect, electric radiator, television point, telephone point, laminate wood flooring.

Kitchen

11' 4" x 6' 8" (3.45m x 2.03m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, stainless steel sink with drainer, electric hob with extractor hood, electric oven, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, larder, wall mounted boiler.

Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m)

Two windows to rear aspect, electric radiator, laminate wood flooring.

Bathroom

Bath with mixer taps with overhead shower, glass shower screen, enclosed WC, vanity basin, LED wall mounted mirror, heated hand towel rail, extractor fan.

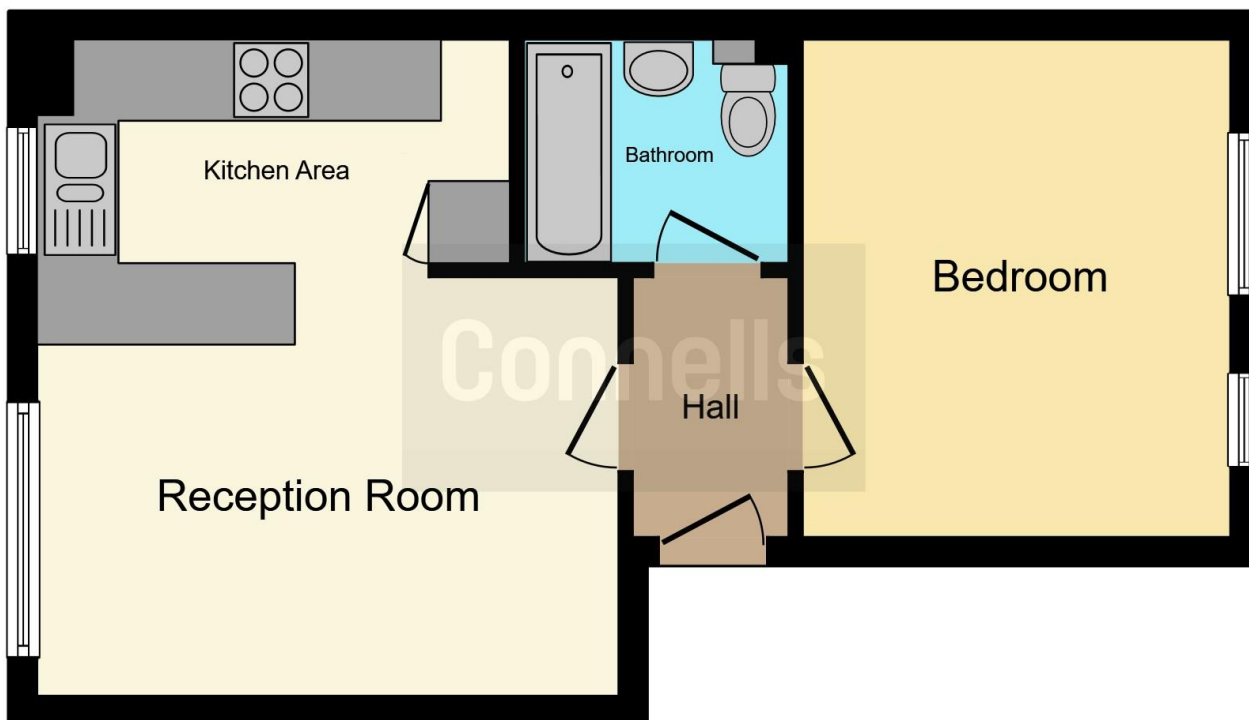
Outside

Communal Gardens

Parking

Residential 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

To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: D

Council Tax
 Band: C

Service Charge:
 1400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314142

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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