



**Connells**

Blackwell Place Fairfield Avenue  
Watford





### Property Description

Connells are delighted to present this modern third floor, corner plot apartment to the market that is situated within a new development in South Oxhey.

The property comprises of a large hallway with multiple storage space, spacious and bright living room with an open plan kitchen, master bedroom with en suite shower room, double sized bedroom and a family bathroom. Property benefits from a long lease remaining, a large balcony/terrace space and private secured parking.

Ideal for first time buyers or investors the property is just moments away from local amenities, well regarded schools and transport links such as: Carpenters Park & Bushey and Hatch End Stations.

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

### Communal Entrance

Communal entrance, phone entry point, stairs and lifts to all floors.

### Entrance Hall

Front door, entry phone system, utility cupboard housing plumbing for washing machine and boiler.

### Lounge / Kitchen

20' MAX x 15' 5" ( 6.10m MAX x 4.70m )

Window to side and rear aspects, radiators, television point, telephone point, door to corner balcony.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink and drainer, electric hob with extractor fan, integrated electric oven, microwave, fridge/freezer, and dishwasher.

### Bedroom One

17' 4" x 10' 2" ( 5.28m x 3.10m )

Window to side aspect, radiator, door to en-

suite.

### En-Suite

Shower cubicle, wash hand basin, WC with bidet attachment, heated hand towel rail.

### Bathroom Two

14' 8" x 9' 6" ( 4.47m x 2.90m )

Window to side aspect, fitted cupboard, dressing area, radiator.

### Bathroom

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

### Outside

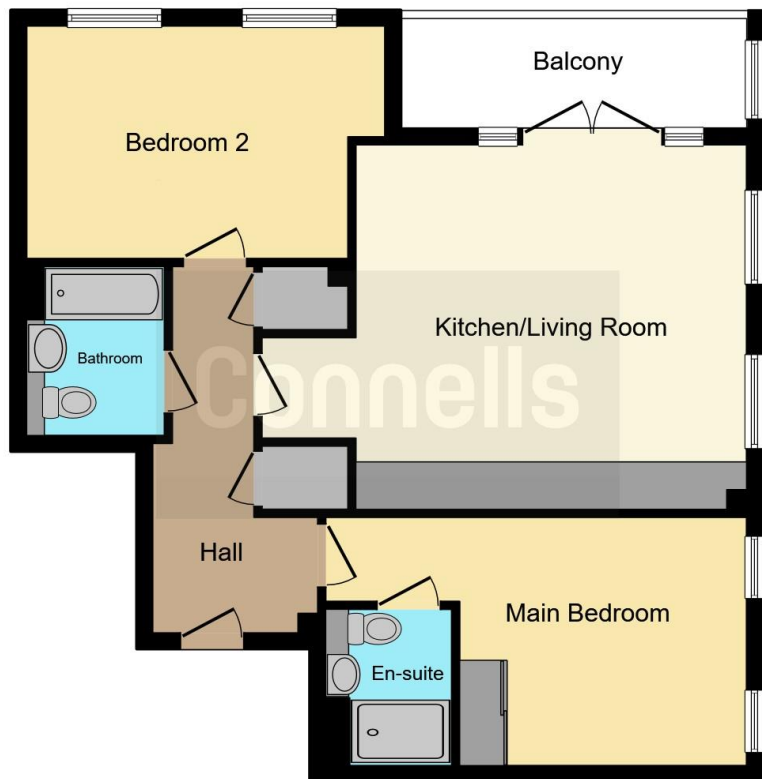
### Balcony

Corner balcony.

### Parking

Allocated parking space.





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

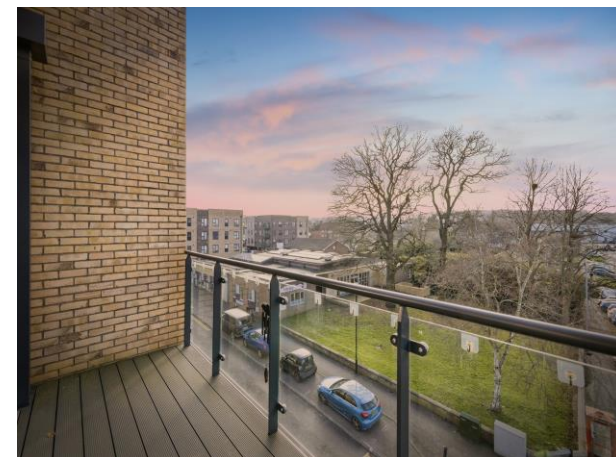
**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: B**

**view this property online [connells.co.uk/Property/WTF313587](http://connells.co.uk/Property/WTF313587)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 24 May 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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