



Connells

Goodwin House Croxley View
Watford

Goodwin House Croxley View Watford WD18 6PB

for sale fixed price
£240,000



Property Description

Connells are pleased to bring this well-presented third floor apartment to the market that is situated in West Watford. The property is well-presented throughout, and comprises of a sizable reception room, a well-maintained fitted kitchen, two double bedrooms and a family bathroom. Benefits include an additional a private balcony, residential parking and access to the communal gardens with brick-built storage.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the M25, M1 and A41 motorways. There are a variety of local shops and amenities within walking distance as well as the vibrant Watford High Street and Shopping Centre being a short distance away providing further shops, eateries, entertainment and recreational facilities.

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

Communal Entrance

Stairs to all floors, secure phone entry system.

Entrance Hall

Front door, phone entry system, three storage cupboards.

Lounge

13' 8" x 13' 6" (4.17m x 4.11m)

Window to front aspect, television point, telephone point, radiator.

Kitchen

14' 6" x 7' 5" (4.42m x 2.26m)

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

Bedroom One

13' 7" x 11' 4" (4.14m x 3.45m)

Window to front aspect, radiator, patio doors to balcony.

Bedroom Two

11' 2" x 8' 9" (3.40m x 2.67m)

Window to rear aspect, radiator, built in cupboard,

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin.

Outside

Private Balcony

Parking

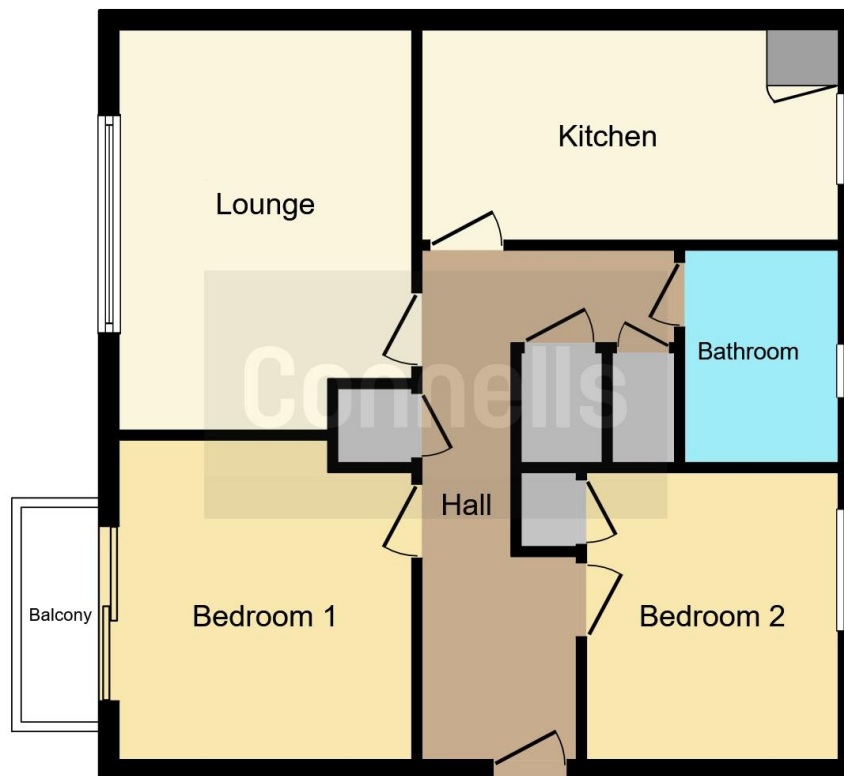


Residential parking.









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

T 01923 230 403
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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C Council Tax
 Band: C

Service Charge: 500.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314157

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 May 2020. 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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