



Connells

Nash Trade House Woodford Road
WATFORD

Nash Trade House Woodford Road WATFORD WD17 1PB

for sale
£380,000



Property Description

Connells are pleased to bring this well-presented second floor apartment to the market that is within walking distance of Watford train station that provides direct links into London as well as the M1 & M25 motorways making it ideal for first time buyers, investors and commuters.

The apartment benefits from a spacious and airy entrance hall with lots of storage, utility cupboard with water softener and a secure entry phone system. There is a large open-plan living and dining room and designer kitchen with plenty of high spec appliances included, two double bedrooms with built in wardrobes, and a modern bathroom suite.

The property is within walking distance to Cassiobury Park offering lots of beautiful green space as well as vibrant Watford town centre with its huge array of shops, restaurants, entertainment and recreational facilities.

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

Entrance Hall

Lounge

15' 9" x 13' 8" (4.80m x 4.17m)

Windows to side aspect, double glazed, television point, telephone point, radiator, open plan to kitchen.

Kitchen

9' 5" x 8' 2" (2.87m x 2.49m)

Fitted kitchen comprised of wall and base

units with work surfaces and tiling to complement, window to front aspect, double glazed, sink with drainer, gas hob with extractor hood, eye level electric hob, integrated microwave, dishwasher and fridge/freezer.

Utility Cupboard

Plumbing for washing machine.

Bedroom One

15' 7" x 9' 1" (4.75m x 2.77m)

Window to rear aspect, built in wardrobe, radiator.

Bedroom Two

11' 3" x 7' 9" (3.43m x 2.36m)

Window to rear aspect, built in wardrobe, radiator.

Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, hand towel rail, extractor.

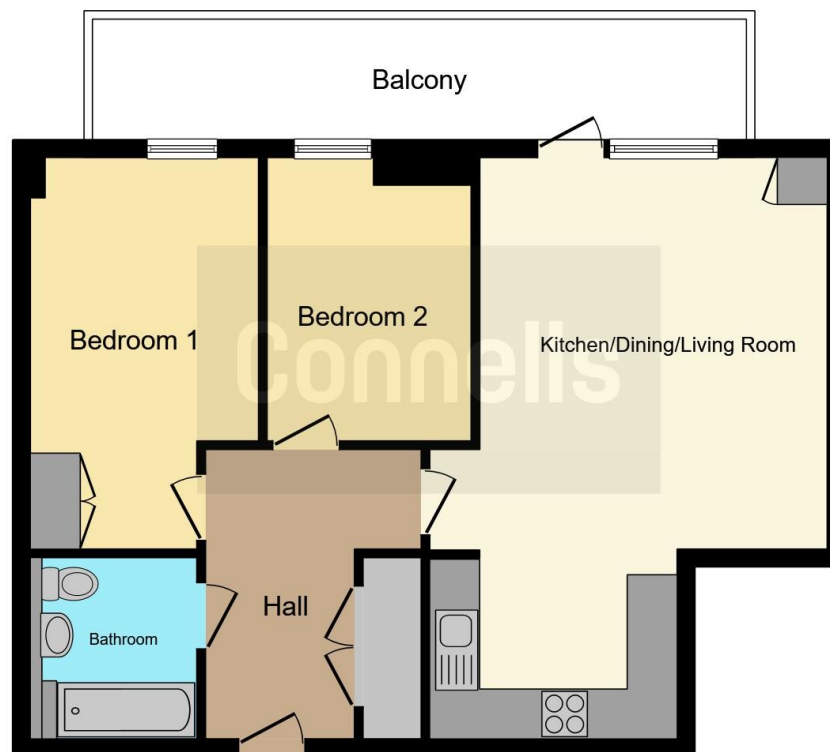
Outside

Balcony









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314215

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2018. 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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