



Connells

Copsewood Lodge Copsewood Road
Watford

Copsewood Lodge Copsewood Road Watford WD24 5DY

for sale guide price
£250,000



Property Description

**** GUIDE PRICE £250,000 - £260,000 ****

Connells are delighted to bring this beautifully presented top floor apartment to the market that is situated within a block of seven apartments in North Watford. Built in 2017, the property is modern throughout and briefly comprises of a sizeable open plan reception room with modern Bosch integrated fitted kitchen, one double bedroom and a modern Villeroy & Bosch bathroom suite and benefits from secure video entry, a separate utility cupboard, a long lease, a shared communal garden, a communal bike store and on-street permitted parking.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including being walking distance to Watford Junction station as well as the M1, M25 & A41 motorways. There are a variety of local shops and amenities within walking distance as well as the vibrant Watford town centre being a short distance away providing further shops, amenities, entertainment and recreational facilities.

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

Communal Entrance

CCTV to entrance and communal areas, video phone entry point, stairs to all floors.

Entrance Hall

Secure video phone entry.

Utility Cupboard

Plumbing for washing machine & storage.

Lounge

Irregular Shaped Room 15' 8" x 12' 8" (4.78m x 3.86m)

L-shaped lounge, window to side aspect, television point, telephone point, open plan with kitchen.

Kitchen

7' 7" x 6' 5" (2.31m x 1.96m)

Modern fitted kitchen comprised of wall and base units with work surfaces to complement, sink with drainer, electric oven and hob with extractor hood, Bosch integrated dishwasher and fridge/freezer.

Bedroom One

11' 5" x 9' 4" (3.48m x 2.84m)

Window to front aspect.

Bathroom

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

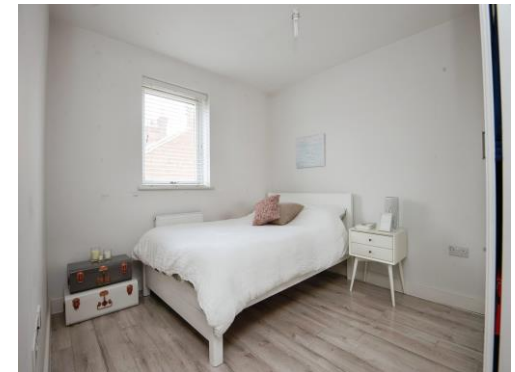
Outside

Parking

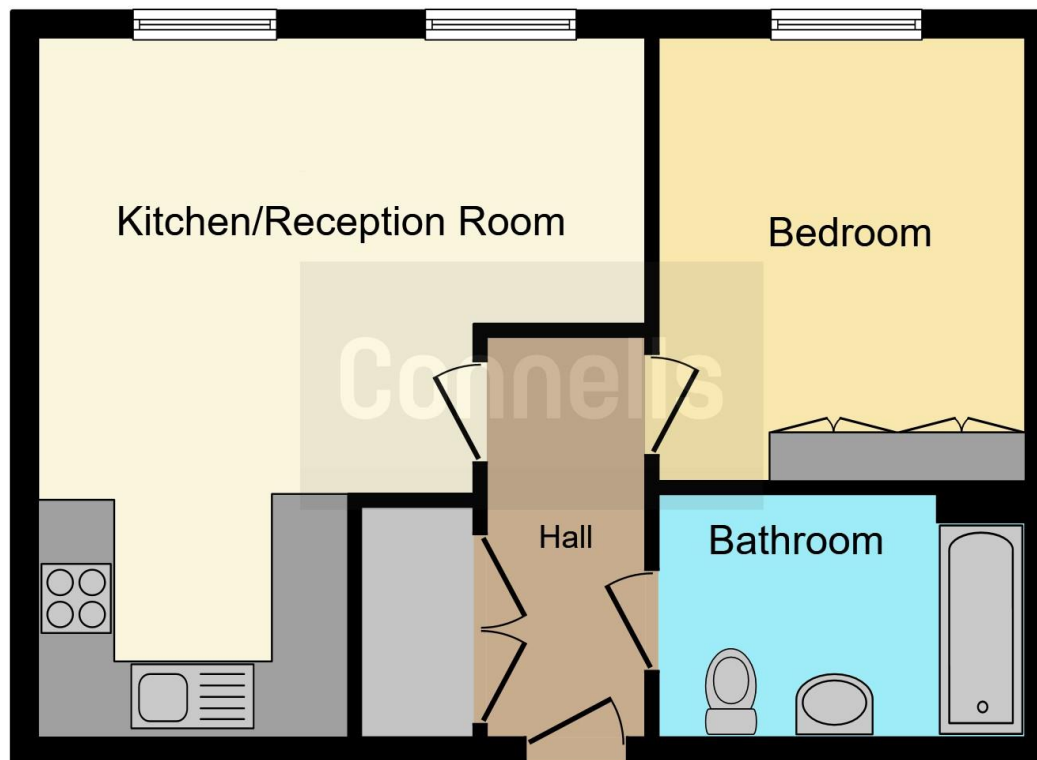
On-street permitted parking.

Communal Areas

Bike store & communal gardens.







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
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314148

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2017. 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.

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Property Ref: WTF314148 - 0006