



Connells

Rickmansworth Road
Watford



Property Description

**** GUIDE PRICE £350,000 - £375,000 ****

Connells are pleased to bring this immaculately presented purpose built second floor apartment to the market that is situated within an exclusive development in West Watford. The property comprises of a spacious hallway, a sizeable reception room, a modern fitted kitchen, two double bedroom with fitted wardrobes and a modern bathroom suite. Benefits include a secure entry system, a long lease, a Juliet balcony overlooking the communal gardens, an en-suite to the master bedroom, access to the large loft providing storage space, an allocated parking space plus access to three visitor's parking spaces.

Ideal for first time buyers, investors and commuters, the property is conveniently located with access to several transport links including a short walk from Watford Metropolitan Line and Watford Junction Stations as well as the A41, M1 and M25 motorways. The vibrant Cassiobury Park and Watford Town Centre are just a short distance away providing numerous eateries, amenities, entertainment and recreational facilities.

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

Communal Entrance

Secure entrance door with intercom access, stairs to all floors.

Entrance Hall

Front door, secure entry phone system, stairs

leading to doors to all rooms, storage cupboard and airing cupboard housing boiler.

Lounge

17' 5" x 10' 2" (5.31m x 3.10m)

Window to rear aspect, double glazed, radiator, television point, telephone point, Juliet balcony overlooking the communal gardens.

Kitchen

9' 6" x 7' 6" (2.90m x 2.29m)

Fitted kitchen comprised of wall and base units with part-tiled splashback walls and work surfaces to complement, window to side aspect, sink and drainer unit with mixer tap, the low level integrated oven with inset gas hob and extractor fan, space for upright fridge freezer, plumbing for washing machine.

Bedroom One

15' 9" x 9' 2" (4.80m x 2.79m)

Window to rear aspect, double glazed, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, hand towel rail.

Bedroom Two

12' 2" MAX x 10' 1" MAX (3.71m MAX x 3.07m MAX)

Window to rear aspect, double glazed, fitted wardrobes, radiator.

Shower Room

Suite comprised of a WC, wash basin with vanity unit, panel enclosed bath with wall mounted shower, large tiles to walls and floor, heated towel rail, extractor fan.

Outside

Communal Gardens

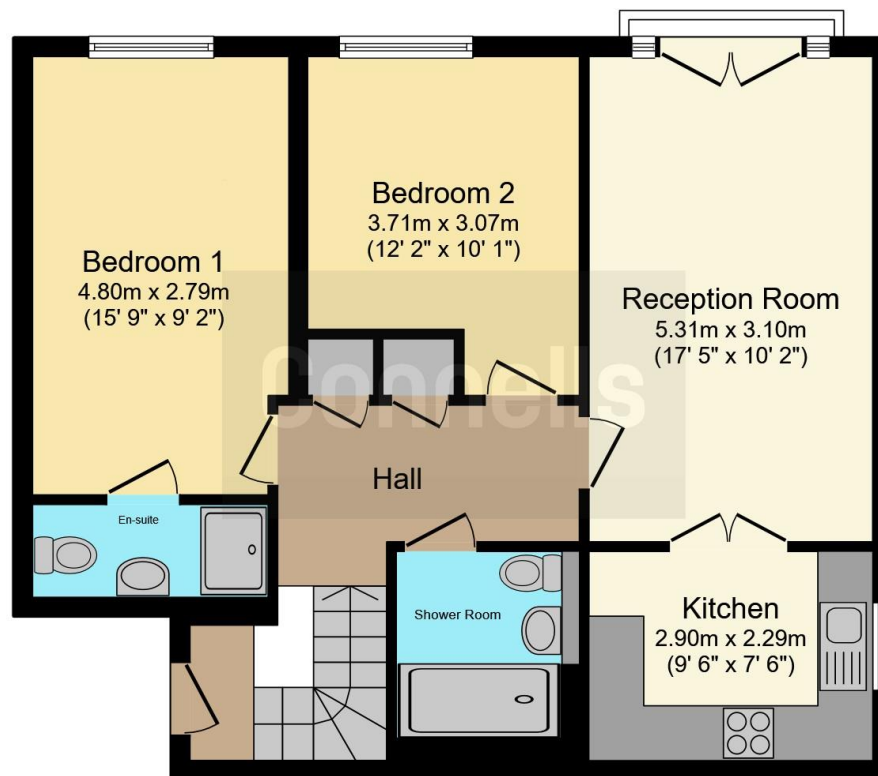
Parking

An allocated parking space, access to visitors parking spaces.









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
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314271

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2004. 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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