



Connells

North Court Rembrandt Way
Watford



Property Description

Connells are delighted to bring this immaculately presented upper-ground floor apartment to the market that is situated on a popular road in West Watford. The property comprises of a spacious open-plan lounge area with a modern integrated fitted kitchen, one double bedroom with built in wardrobes and a modern bathroom suite and benefits from allocated parking, additional visitor bays, a private balcony, lift access to all floors, access to the well-maintained communal gardens as well as aprox. 2 years of NHBC warranty remaining.

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

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

Communal Entrance

Communal door with video access system, stairs and lift access to all floors.

Entrance Hall

Front door, video phone entry system, storage cupboard and hot water storage tank and shelving

Open Plan Lounge

14' 3" x 13' 5" (4.34m x 4.09m)

Window and glazed door with fixed side panel to front aspect, access to walk on balcony, two radiators, open access from lounge area into kitchen.

Kitchen

9' 8" x 7' 7" (2.95m x 2.31m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, inset ceramic sink unit with chrome mixer tap, inset gas hob with extractor hood and electric under oven, integrated washing machine and fridge/freezer.

Bedroom One

13' 5" x 9' 9" (4.09m x 2.97m)

Window with low sill to front aspect, built-in wardrobe unit, radiator.

Bathroom

Panel bath, wall mounted basin and white WC with concealed cistern, all with chrome fittings, part tiled walls, extractor fan and chrome heated towel rail/radiator.

Outside

Balcony

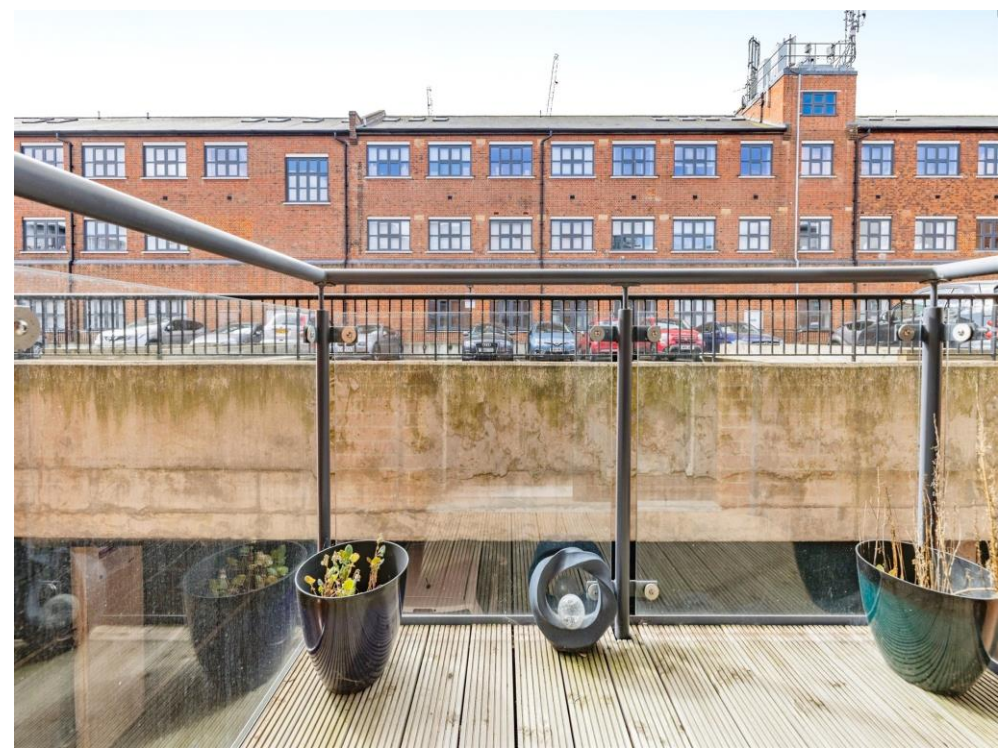
Private balcony with waist high glazed wall panels.

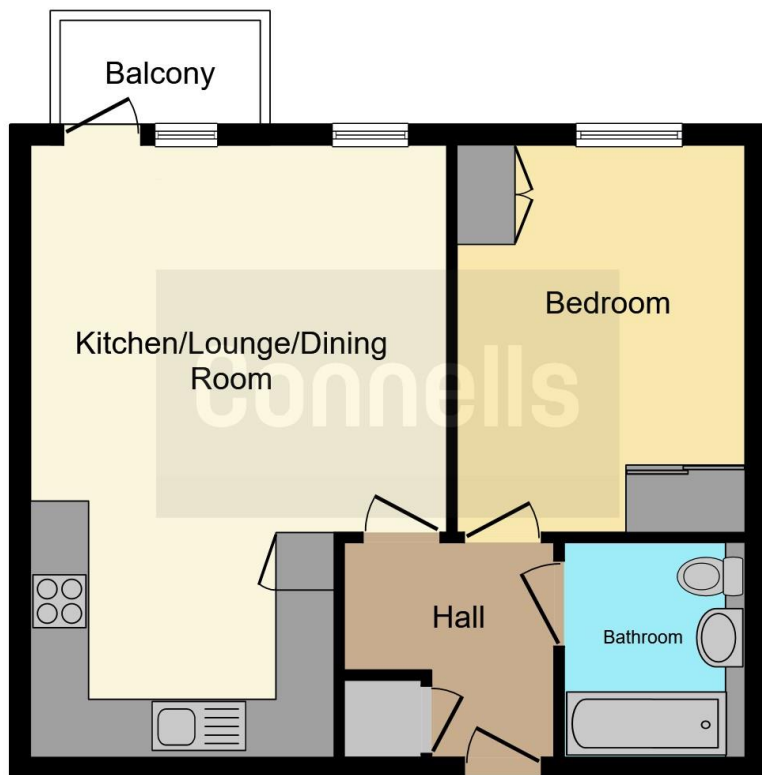
Communal Grounds

Access to shared garden space and parking.

Parking

Allocated parking space part covered in controlled access car park area with additional visitor 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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EPC Rating: B

view this property online connells.co.uk/Property/WTF314326

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 2016. 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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