



Connells

Gladstone Road  
WATFORD





## Property Description

Connells are pleased to bring this well-presented first floor maisonette to the market that is situated on a popular residential road in Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms as well as a modern bathroom suite. The property benefits from a long lease remaining, peppercorn charges as well as a private garden area.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction & Watford High Street Stations that have direct links into London Euston as well as the A41, M1 and M25 motorways. The property is also just a short distance to the vibrant Watford Town Centre that provides numerous shops, amenities, eateries, entertainment and recreational facilities.

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

## Kitchen

9' 6" x 9' 4" ( 2.90m x 2.84m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, wall mounted combination boiler, integrated fridge/freezer, plumbing for washing machine, space for cooker point with extractor fan, radiator, breakfast bar area.

## Bedroom One

11' 5" x 11' 5" ( 3.48m x 3.48m )

Window to rear aspect, built in wardrobe, radiator.

## Bedroom Two

12' x 5' 8" ( 3.66m x 1.73m )

Window to front aspect, radiator.

## Bathroom

Window to side aspect, shower cubicle, vanity wash hand basin, low flush WC, heated hand towel rail.

## Entrance Hall

Front door into small entrance hall, stairs to first floor landing, window to rear aspect, doors to all rooms.

## Living Room

12' 5" x 12' 5" ( 3.78m x 3.78m )

Two windows to front aspect, television point, telephone point, radiator.













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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax  
 Band: C

Service Charge: 700.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314323](http://connells.co.uk/Property/WTF314323)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 1985. 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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