





# Cooke House Sydney Road Watford WD18 7ET

for sale guide price  
**£375,000**



## Property Description

**\*\*GUIDE PRICE £375,000 - £400,000 \*\***  
Connells are delighted to bring this immaculately presented second floor apartment to the market that is situated within a prime location, in West Watford.

The property is modern throughout, finished to a high specification and comprises of an open plan living area with a modern fitted kitchen with integrated appliances, two double bedroom and a bespoke bathroom suite with smart-tech features. Benefits include a long lease (aprox. 995 years remaining), a bespoke bathroom en-suite with smart-tech features to the master bedroom, a secure entry system, lift to all floors, an energy efficient smart tech featured heating system and a private terrace balcony.

An ideal home for first-time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction Station with easy access to London in under 20 minutes. Watford Town Centre is only a short walk away providing numerous shops, amenities, entertainment and recreational facilities.

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

## Entrance Hall

### Lounge

18' 1" x 13' 8" ( 5.51m x 4.17m )

Double glazed door to balcony, television point, telephone point, radiator, storage cupboard.

## Kitchen Area

12' 6" x 7' 3" ( 3.81m x 2.21m )

Open plan to lounge, modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, instant hot water tap with boiler & filter, eye level electric oven, electric hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

## Bedroom One

11' 10" x 11' 2" ( 3.61m x 3.40m )

Window to side aspect, fitted wardrobes, radiator, door to en-suite.

## En-Suite

Smart-tech bathroom features including touch screen taps and light up vanity units, shower cubicle, enclosed cistern WC, vanity basin, heated hand towel rail.

## Bedroom Two

11' 4" x 10' ( 3.45m x 3.05m )

Window to side aspect, radiator.

## Bathroom

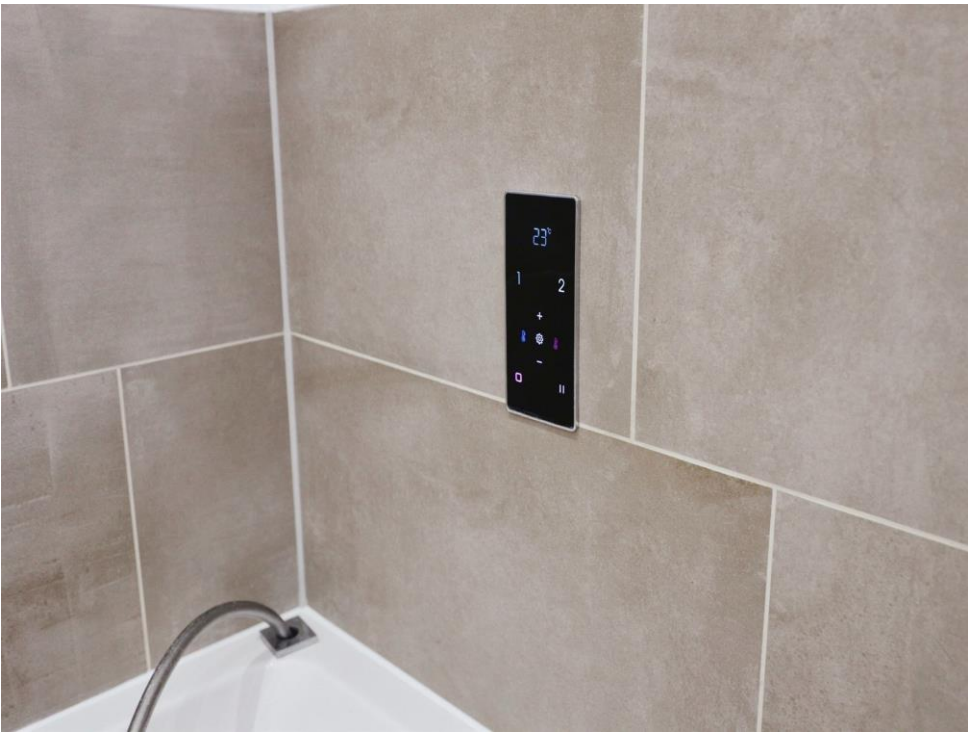
Smart-tech bathroom features including touch screen taps, automatic bath fill and light up vanity units, bath with mixer taps and overhead shower, enclosed cistern WC, vanity basin, heated hand towel rail.

## Outside

### Private Balcony

10' 11" Approx. x 4' 7" Approx. ( 3.33m  
Approx. x 1.40m Approx. )

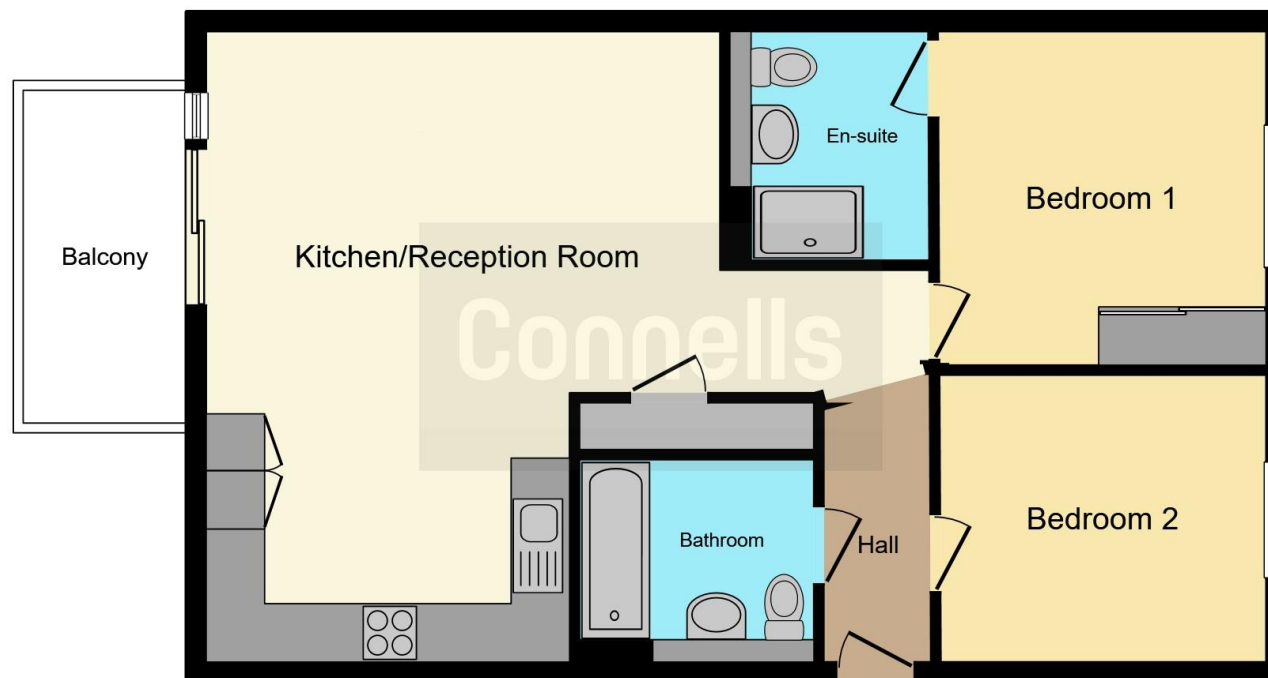












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B Council Tax  
 Band: D

Service Charge:  
 2160.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314379](http://connells.co.uk/Property/WTF314379)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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