



Connells

St. Albans Road
WATFORD



Property Description

Connells are delighted to bring this modern upper floor maisonette to the market that is situated on a popular road in Central Watford. The property comprises of a sizeable reception room, a new modern kitchen, one double bedroom and new bathroom suite. In excellent decorative order, benefits include re-wiring throughout, gas central heating with combi boiler, access to the boarded loft, a well-maintained rear garden as well as access to off-street permitted parking.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including Watford Junction station approx. 1 mile away as well as the A41, M1 and M25 motorways. The vibrant Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Door to front aspect, stairs to first floor.

Hallway

Stairs from entrance hall, window to side aspect, storage cupboard, loft access.

Living Room

13' 8" Into Bay x 11' 5" (4.17m Into Bay x 3.48m)

Bay window to front aspect, feature fire place, television point, telephone point, radiator.

Kitchen

8' 10" x 7' 6" (2.69m x 2.29m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with mixer taps, eye level electric oven, gas hob, plumbing for washing machine, built in slim line dishwasher, space for fridge/freezer.

Bedroom One

12' 3" x 11' 11" (3.73m x 3.63m)

Window to rear aspect, built in wardrobe, radiator.

Bathroom

Window to rear aspect, walk in shower cubicle, vanity wash hand basin, WC.

Outside

Private Rear Garden

Paved patio area, laid lawn, shed.

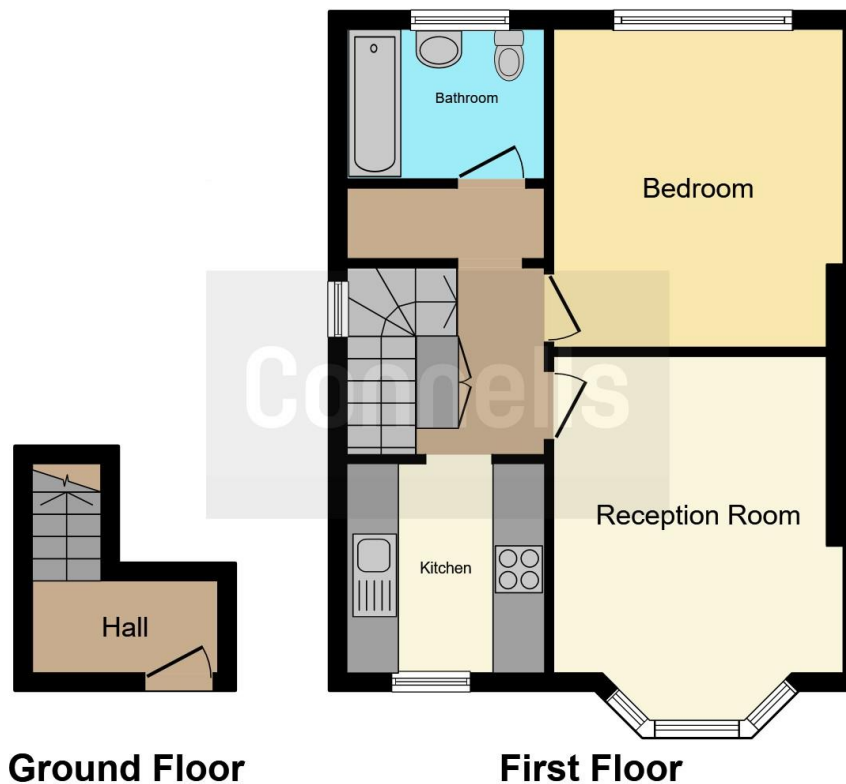
Parking

Off-street permitted parking opposite the property.









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
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314341

This is a Leasehold property with details as follows; Term of Lease 150 years from 08 Feb 2008. 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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