



**Connells**

Nash Trade House Woodford Road  
Watford

# Nash Trade House Woodford Road Watford WD17 1PB

for sale  
**£310,000**



## Property Description

Connells are pleased to bring this well-presented, modern ground floor apartment to the market that is ideal for the commuter, being within walking distance of Watford train station and tube station with it's direct line into London. Major motorways the M1 & M25 are also nearby. The property is within walking distance to Cassiobury Park offering lots of beautiful green space as well as vibrant Watford town centre with its huge array of shops, restaurants, entertainment and recreational facilities.

The apartment comprises of a spacious and airy entrance hall with lots of storage, an large open-plan living and dining room and designer kitchen with plenty of high spec integrated appliances as well as a generous bedroom with built in wardrobes and a sleek and modern bathroom.

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

## Entrance Hall

Front door, two storage cupboards housing plumbing for washing machine and water softener system.

## Lounge

17' 11" MAX x 14' 9" MAX ( 5.46m MAX x 4.50m MAX )

Windows to side aspect, double glazed, television point, telephone point, radiator.

## Kitchen

9' 3" MAX x 6' 8" MAX ( 2.82m MAX x 2.03m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, sink with drainer, gas hob with extractor hood, eye level electric hob, integrated microwave, dishwasher and fridge/freezer.

## Bedroom One

15' 8" MAX x 9' 8" MAX ( 4.78m MAX x 2.95m MAX )

Window to side aspect, double glazed, fitted wardrobe, radiator.

## Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, hand towel rail, extractor.



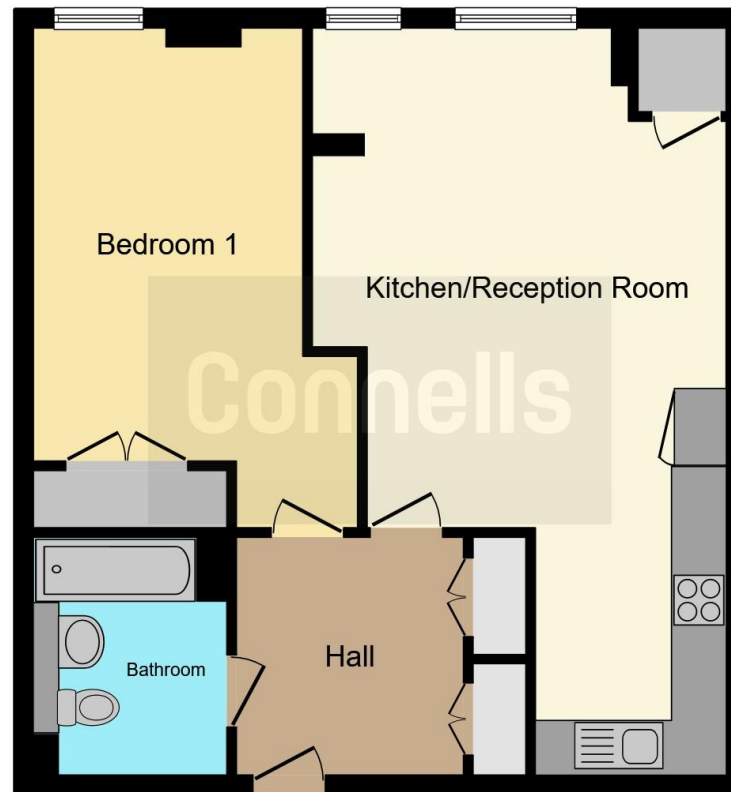












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C

Service Charge:  
 1340.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314424](https://connells.co.uk/Property/WTF314424)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2018. 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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