



Connells

Salisbury House Harwoods Road
Watford

Salisbury House Harwoods Road Watford WD18 7BG

for sale from
£210,000



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to bring this well presented second floor apartment to the market that is located a stone's throw away from the town centre, which boasts an array of cafes, bars and shops. Also located close to Watford Junction, Watford Met Line and Watford High Street, so easy and swift commuting options back into the city of London.

The property boasts a large open plan kitchen/lounge/diner offering plentiful of natural light, a bedroom with built in wardrobes and a modern fitted bathroom accessed off the hallway. Externally there is access to a secure bike storage shed, communal gardens and allocated parking.

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

Entrance Hall

Front door, radiator, security entryphone, loft access, airing cupboard.

Lounge

17' 8" MAX x 10' 4" MAX (5.38m MAX x 3.15m MAX)

Window to side aspect, radiator, telephone point, television point, sloping ceiling.

Kitchen

7' 1" MAX x 9' (2.16m MAX x 2.74m)

Fitted kitchen comprising wall and base units, work surfaces, stainless steel sink and drainer, tiling to walls, integrated oven, ceramic hob, stainless steel cookerhood, plumbing for washing machine.

Bedroom One

14' MAX x 8' 9" (4.27m MAX x 2.67m)

Window to side aspect, built in wardrobes, radiator, telephone point, television point, sloping ceiling.

Bathroom

Bath with mixer taps and shower over, glass shower screen. pedestal wash hand basin, low level WC, shaver point, extractor fan, radiator.

Outside

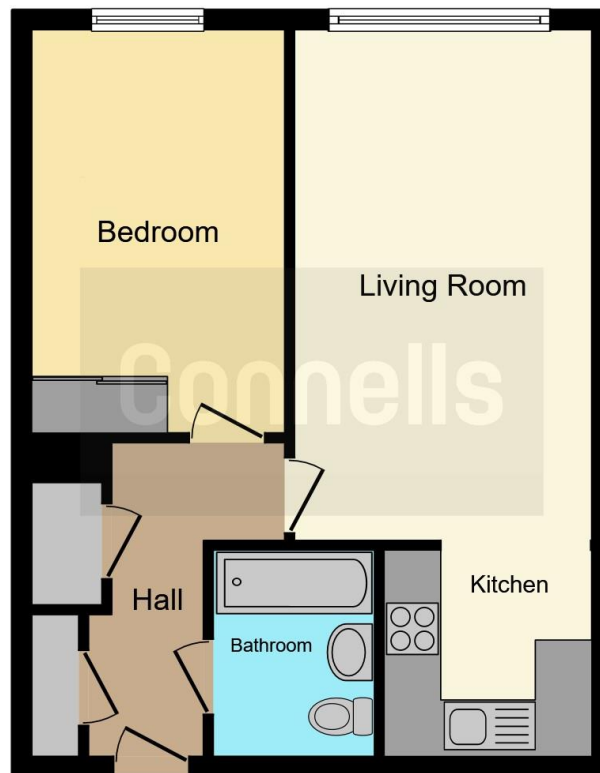
Parking

Gated allocated parking space.









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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1930.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314318

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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