



Connells

Chiltern Court Marri Street
Watford



Property Description

Connells are delighted to bring this immaculately presented upper floor apartment to the market that is situated within a prime location, only a five minute walk from Watford Junction Station.

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 Zanussi appliances, a double bedroom with built in wardrobes and a bespoke bathroom suite with smart-tech features. Benefits include a long lease, lift access to all floors, a secure entry system, a private terrace balcony and access to the well-maintained communal gardens.

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.

Communal Entrance

Secure entry system, lift and stairs to all floors.

Entrance Hall

Front door, secure phone entry system.

Lounge / Diner / Kitchen

21' 9" MAX x 16' 4" MAX (6.63m MAX x 4.98m MAX)

Open plan living area, window to front aspect, double glazed, patio door to terrace balcony, television point, telephone point, radiators.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer with filtered tap, hot water tap, electric hob with extractor hood, electric eye level oven, integrated dishwasher, washing machine and fridge/freezer.

Bedroom One

13' 11" MAX x 10' 9" MAX (4.24m MAX x 3.28m MAX)

Window to side aspect, double glazed, built in fitted wardrobes, 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, glass shower screen, enclosed cistern WC, vanity basin, heated hand towel rail, cupboard.

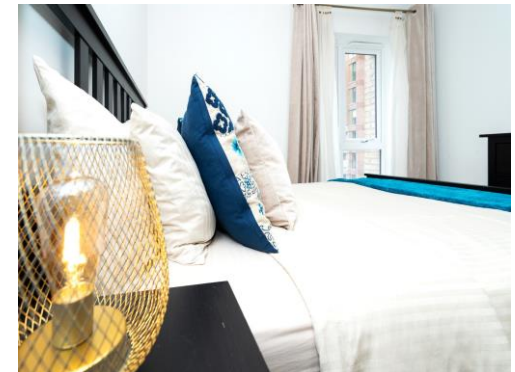
Outside

Terrace Balcony

Decking, railing.

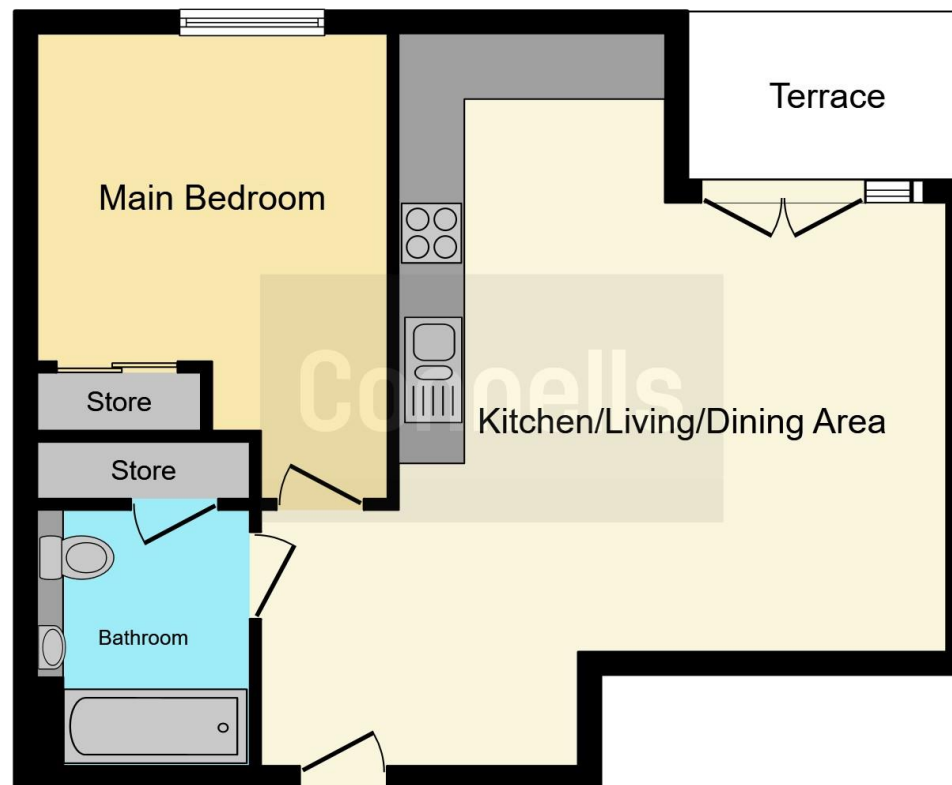
Communal Gardens

Well maintained communal gardens with recreational area.









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 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

6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: C

Service Charge:
 2600.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314419

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF314419 - 0006