

for sale

**£160,000** Leasehold



## Kings Avenue Watford WD18 7SB

### PUBLIC NOTICE

Ground Floor Flat, 49 Kings Avenue,  
Watford, WD18 7SB

We are acting in the sale of the above  
property and have received an offer of  
£160,000

Any interested parties must submit any  
higher offers in writing to the selling agent  
before an exchange of contracts takes

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Entrance

**Living Room** 10' 5" MAX x 11' 5" MAX ( 3.17m MAX x 3.48m MAX )

**Kitchen** 7' 8" x 7' 8" ( 2.34m x 2.34m )

**Lobby** 5' 11" x 4' 4" ( 1.80m x 1.32m )

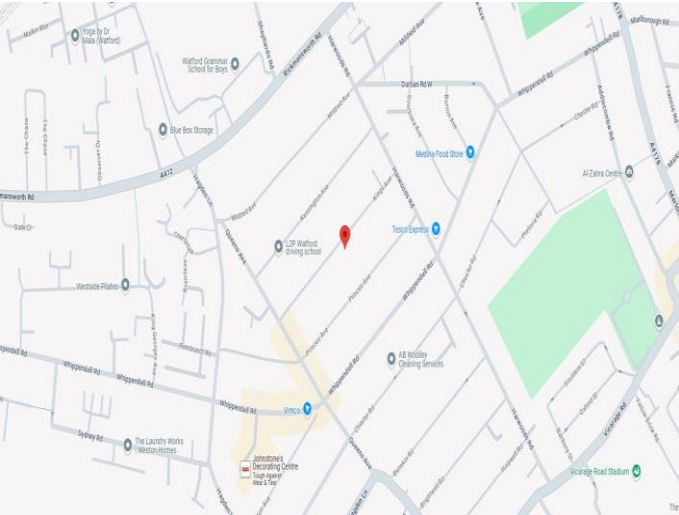
## Shower Room

**Bedroom One** 12' 9" x 10' 1" ( 3.89m x 3.07m )

**Study** 7' 8" x 7' 7" ( 2.34m x 2.31m )

## Outside

**Private Rear Garden**



The circle points to the centre of the postcode, and does not pinpoint the actual address. Please contact the branch for more details

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

Property Ref: WTF314012 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.