



Connells

Kensington Avenue
Watford



Property Description

****NO UPPER CHAIN **** Connells are please to present this well-presented ground floor maisonette to the market that is situated on a popular residential road in Watford.

The property briefly comprises of a sizeable reception room, a well-appointed fitted kitchen, one double bedroom and a bathroom suite and benefits from a well-maintained private rear garden and on-street permitted parking.

Ideal for first time buyers or investors, the property is conveniently located within walking distance to Watford Met Station, Cassiobury Park and the Town Centre with its vast array of amenities.

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

Agents Note

The terms of the lease are 99 years from 29/09/1987 which means there are currently 62 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.

Entrance Hall

Living Room

14' 4" x 10' 8" (4.37m x 3.25m)

Window to rear aspect, television point, telephone point, radiator.

Kitchen

9' 8" x 9' 7" (2.95m x 2.92m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for dishwasher, space for fridge/freezer, door to rear garden.

Bedroom One

14' 2" x 10' 7" (4.32m x 3.23m)

Bay window to front aspect, radiator.

Bathroom

Window to rear aspect, shower cubicle, WC, vanity wash hand basin, plumbing for washing machine, storage cupboard.

Outside

Private Rear Garden

Patio area, laid lawn, shed.

Parking

On-street permitted parking.









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: D Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
225.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314492

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1987. 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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