



**Connells**

Sedgwick Place Pumphouse Crescent  
Watford

# Sedgwick Place Pumphouse Crescent Watford WD17 2AA

for sale offers over  
**£280,000**



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this well-presented ground floor purpose-built apartment, situated in central Watford. The accommodation comprises of an open plan lounge with a modern fitted kitchen, two double bedrooms and a family style bathroom. Benefits include an en-suite to the master bedroom, ample storage throughout, a long lease as well as an allocated parking space.

The property is conveniently located just a 'stone's throw' from Watford High Street station, Watford town centre and a short distance from Watford Junction mainline station.

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

## Communal Entrance

Communal front door with security intercom system.

## Entrance Hall

Front door, entryphone, storage cupboard.

## Lounge

19' 7" + Door Recess x 13' 3" MAX ( 5.97m + Door Recess x 4.04m MAX )

Window to rear aspect, double glazed doors to balcony, radiator, telephone point and television point.

## Kitchen

10' 2" x 5' 5" ( 3.10m x 1.65m )

Fitted kitchen comprising wall and base units, work surfaces, stainless steel sink and drainer, tiled splashback, integrated oven, gas hob, cooker hood, plumbing for dishwasher and washing machine, integrated fridge, cupboard housing wall mounted boiler.

## Bedroom One

10' 1" x 10' ( 3.07m x 3.05m )

Window to front aspect, radiator.

## En Suite

Shower cubicle with shower, pedestal wash hand basin, low level WC, partly tiled walls, shaver point, extractor fan, tiling to walls and radiator.

## Bedroom Two

Irregular Shaped Room 14' 4" MAX x 10' MAX ( 4.37m MAX x 3.05m )

Windows to rear aspect and radiator.

## Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, shaver point and tiling to walls.

## Outside

Allocated parking space and visitors bays.









**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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: D

Service Charge:  
 2000.00

Ground Rent:  
 500.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314162](https://connells.co.uk/Property/WTF314162)**

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.

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