



Connells

Brownsea House Crusader Way
Watford

Brownsea House Crusader Way Watford WD18 6SD

for sale guide price
£270,000



Property Description

**** GUIDE PRICE £270,000 - £280,000 ****

Connells are delighted bring this well-presented ground floor flat to the market that is situated within a popular residential road in West Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms and family bathroom. Benefits include a long lease, resident's parking and a communal garden with a play area for children.

The property is conveniently located within easy reach of Watford Town Centre and ideally placed within walking distance to Watford Underground Station as well as being within catchments to well-regarded schools. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment.

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, intercom system, airing cupboard.

Living Room

10' 2" x 10' 3" (3.10m x 3.12m)

Window to front and side aspect, television point, telephone point and wall mounted electric heater.

Kitchen

10' 9" x 5' 11" (3.28m x 1.80m)

Fitted kitchen comprising wall and base units with work surfaces and tiled splashback to complement, window to front aspect, sink and drainer, electric oven and hob with cooker hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

10' 9" + Wardrobes x 10' 4" (3.28m + Wardrobes x 3.15m)

Window to rear aspect, fitted wardrobe and wall mounted electric heater.

Bedroom Two

9' 10" x 7' 5" (3.00m x 2.26m)

Window to rear aspect, wall mounted electric heater.

Bathroom

Bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC.

Outside

Parking

Allocated parking spaces for residents.

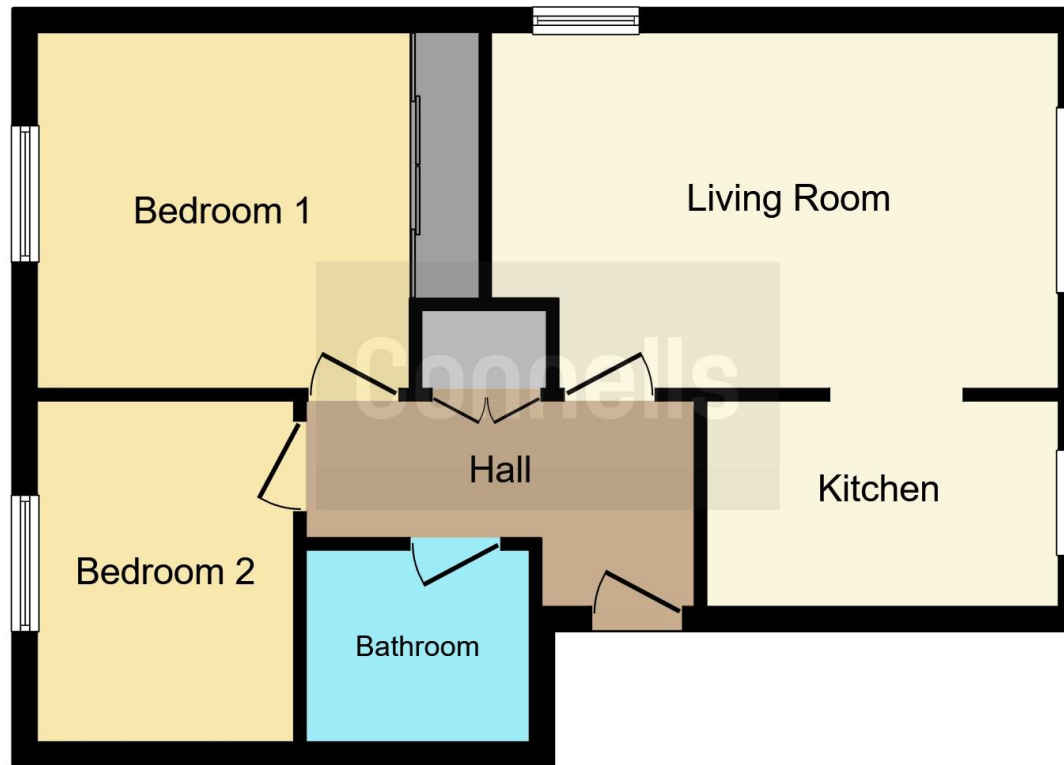
Communal Gardens

Laid to lawn with enclosed children's play area.









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: D

Council Tax
 Band: C

Service Charge:
 2500.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314632

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 1994. 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.

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