



**Connells**

Cooke House Sydney Road  
Watford



## Property Description

Connells are delighted to bring this immaculately presented second floor apartment to the market that is situated within a prime location, in West Watford.

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 appliances, one double bedroom and a bespoke bathroom suite with smart-tech features. Benefits include a long lease (approx. 995 years remaining), a secure entry system, CCTV, lift to all floors, and a private terrace balcony.

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

Video entry point, lift and stairs to all floors.

## Entrance Hall

Front door, phone entry point, storage cupboard.

## Living Room / Kitchen

20' 8" + Door Recess x 15' 9" MAX ( 6.30m +

Door Recess x 4.80m MAX )

Windows to rear aspect, television point, telephone point, radiator, door to balcony

Fitted kitchen comprised of wall and base units with work surfaces to complement, sink with drainer, eye level electric oven, electric hob with extractor hood, integrated dishwasher, washing machine and fridge/freezer.

## Bedroom One

14' 7" MAX x 9' 9" MAX ( 4.45m MAX x 2.97m MAX )

Window to rear aspect, fitted wardrobes, radiator, door to bathroom.

## Bathroom

Bath with mixer taps, WC, vanity basin, heated hand towel rail, extractor fan, smart-tech features.

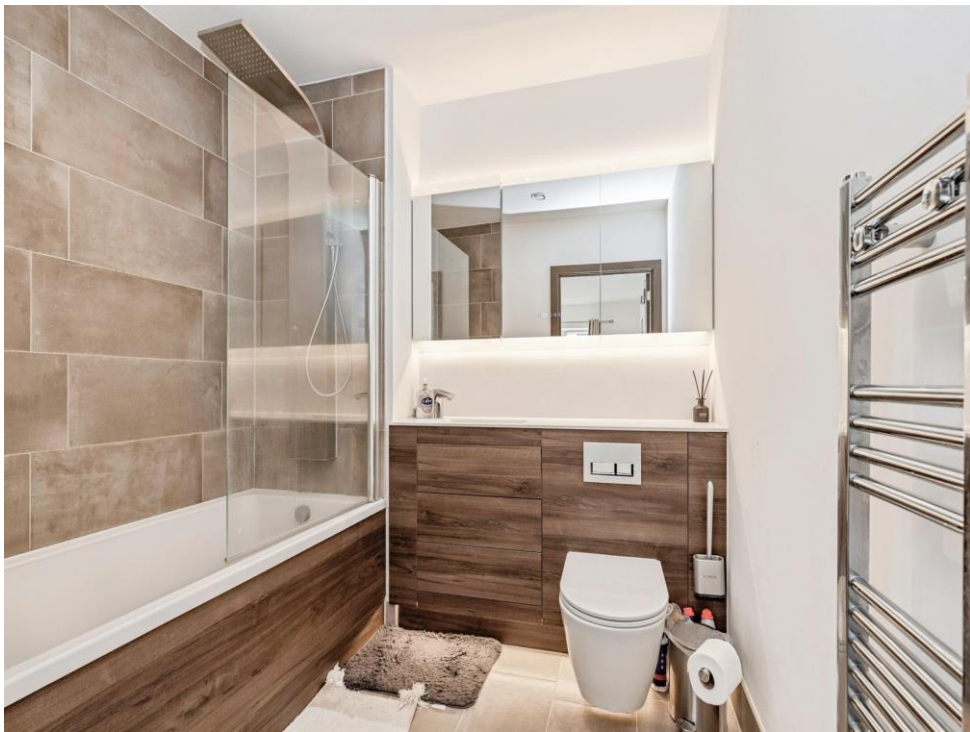
## Outside

## Private Balcony

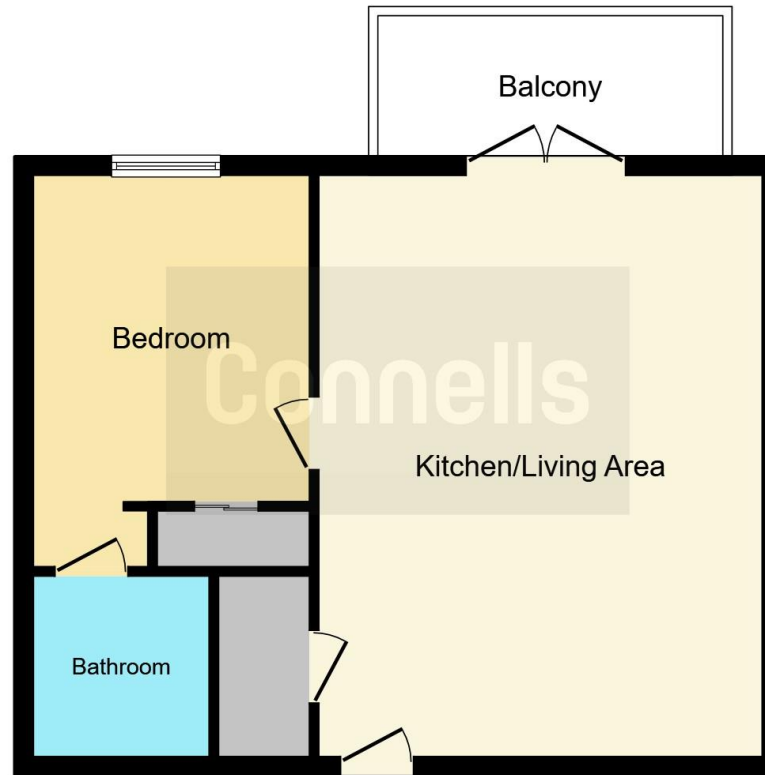
## Communal Gardens

Access to well-maintained communal gardens.









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](http://www.focalagent.com)

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: A Council Tax  
 Band: C

Service Charge:  
 1670.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314635](http://connells.co.uk/Property/WTF314635)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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