





### Property Description

Connells are pleased to bring this first floor maisonette to the market that is situated on a popular road in Central Watford. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, one double bedroom and a bathroom suite, benefiting from a long lease remaining, loft access, a private entrance as well as holding the potential to extend (STPP).

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including Watford Junction station approx. 1.2 miles away as well as the A41, M1 and M25 motorways. The vibrant Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment and recreational facilities.

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

12' 3" x 10' 9" ( 3.73m x 3.28m )  
Window to rear aspect, radiator.

### Entrance Hall

Private front door, window to front aspect, stairs to first floor.

### Hallway

Window to side aspect.

### Living Room

13' x 11' 1" Into Bay ( 3.96m x 3.38m Into Bay )  
Bay window to front aspect, television point, telephone point, radiator.

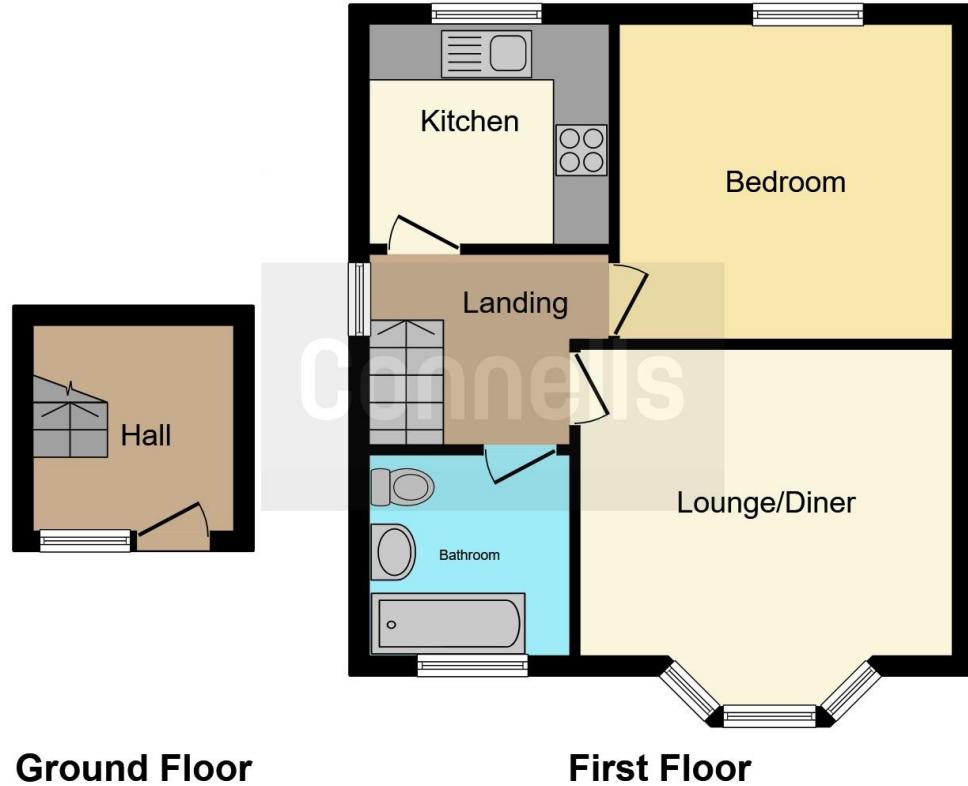
### Kitchen

8' 5" x 7' 9" ( 2.57m x 2.36m )  
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

### Bedroom One







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: D  
 Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314647](http://connells.co.uk/Property/WTF314647)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Dec 2023. Should you require 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.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF314647 - 0005