



Connells

Crackers Mead
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this ground floor flat to the market that is situated in within a gated development in the heart of Watford Town Centre. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, two double bedrooms and a bathroom suite. Benefits include a long lease remaining, access to the communal grounds, residential parking, as well as a private garage.

Ideal for first time buyers and investors, this property is also conveniently located with access to several transport links including Watford Junction and Watford High Street Station that have direct links into London as well as the A41, M25 & M1 motorways. The bustling Watford High Street and Atria Centre is only just a short walk away providing numerous shops, eateries, entertainment and recreational facilities as well as being a short distance from Cassiobury park.

For more information or to book a viewing please call Connells today.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation

agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Front door, intercom system, storage cupboard, radiator.

Living Room

16' 10" x 12' 10" (5.13m x 3.91m)

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

Up and over door.

Kitchen

10' 1" x 10' 7" (3.07m x 3.23m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven and hob, GCH boiler, plumbing for washing machine, space for fridge/freezer.

Bedroom One

13' 2" x 12' 5" (4.01m x 3.78m)

Window to rear aspect, fitted wardrobes, television point, radiator.

Bedroom Two

10' 4" x 7' 7" (3.15m x 2.31m)

Window to front aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Outside

Communal Gardens

Parking

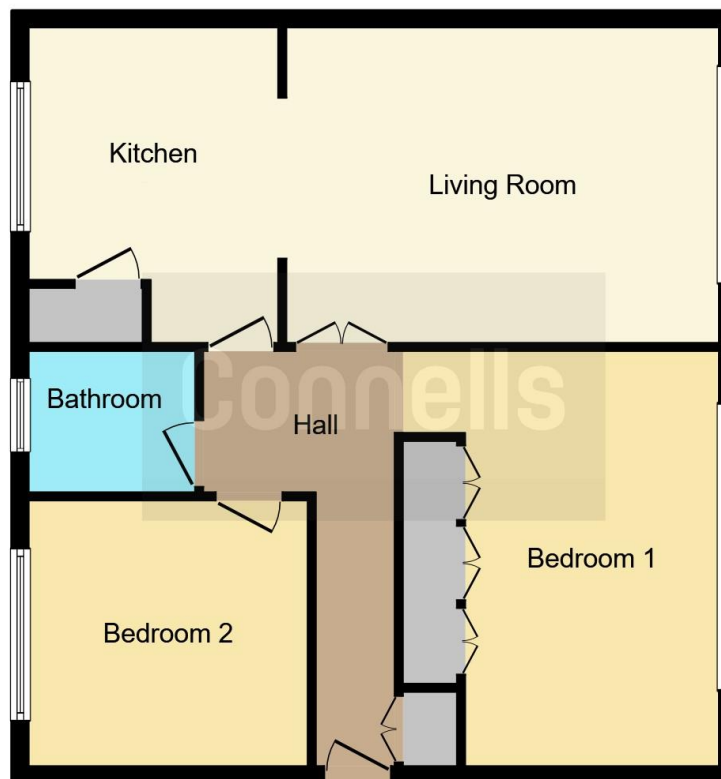
Residential parking.

Private Garage









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: C Council Tax
 Band: C

Service Charge: 440.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314637

This is a Leasehold property with details as follows; Term of Lease 180 years from 29 Sep 1965. 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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Property Ref: WTF314637 - 0003