







## Property Description

Connells are pleased to bring this well-presented split-level apartment to the market that is situated within a quiet residential road. The property consists of two floors and briefly comprises of a sizeable reception room, a well-appointed fitted kitchen, three double bedrooms and two-bathroom suites. Benefits include ample storage throughout, loft access, access to the well-maintained communal grounds, off-street residential parking and additional visitor bays.

An ideal family home, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford Met Station, Watford Junction Station & Watford High Street Station with direct links into Euston as well as being within catchments to well-regarded schools including Watford Girls & Boys Grammar 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

### Entrance Hall

Front door, storage cupboard, stairs to first floor landing, under-stairs storage, radiator.

### Living Room

17' INTO BAY x 13' 5" MAX ( 5.18m INTO BAY x 4.09m MAX )

Bay window to front aspect, television point, telephone point, radiator, opening to kitchen.

### Kitchen

15' 3" x 9' 9" ( 4.65m x 2.97m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer, radiator.

### Bedroom Three

13' 4" x 12' 6" ( 4.06m x 3.81m )

Window to front aspect, radiator.

### Bathroom

Window to front aspect, shower cubicle, WC, wash hand basin, radiator.

### First Floor Landing

Stairs from entrance hall, storage in eaves, storage cupboard.

### Bedroom One

15' MAX x 9' 8" MAX ( 4.57m MAX x 2.95m MAX )

Window to front aspect, built in wardrobes, radiator.

## Bedroom Two

13' 7" MAX x 9' 7" MAX ( 4.14m MAX x 2.92m MAX )

Window to front aspect, built in wardrobes, radiator.

## Bathroom

Velux window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

## Outside

## Communal Gardens

## Parking

Off-street residential parking & additional visitor bays.



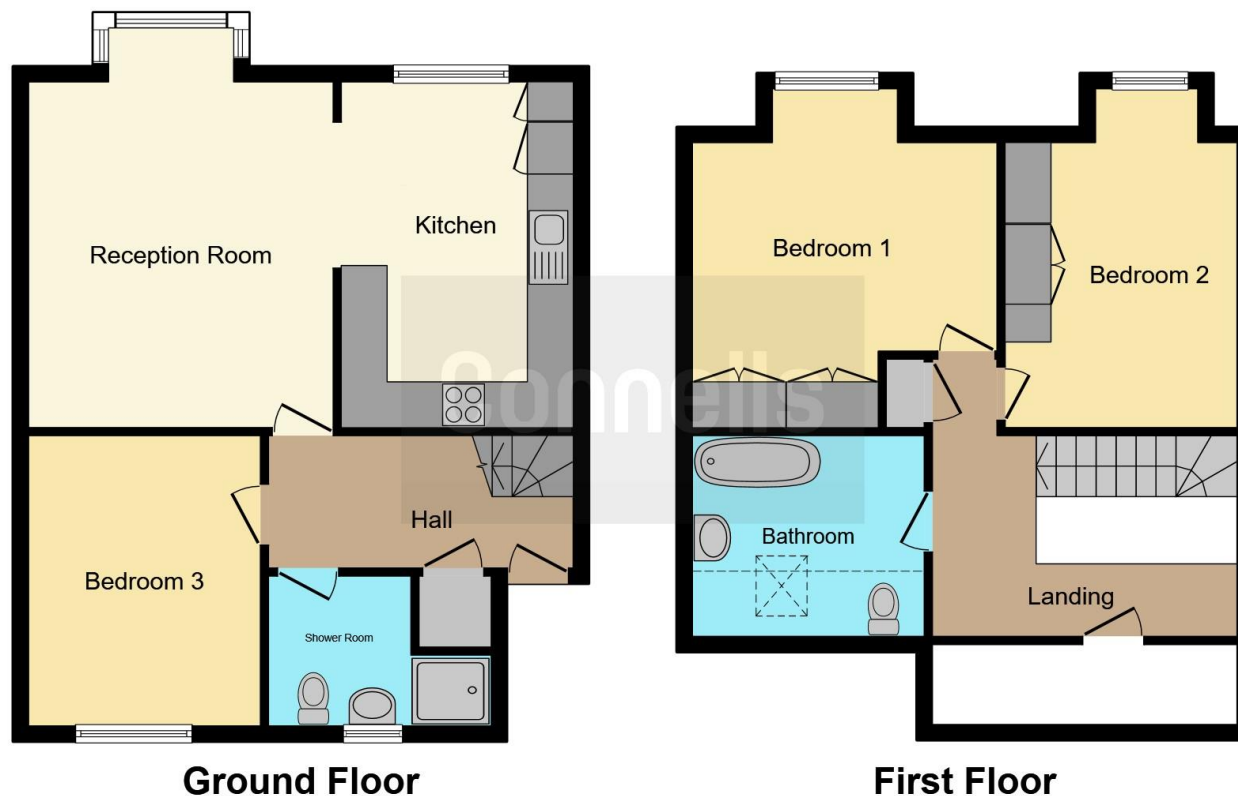












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C Council Tax  
 Band: E

Service Charge:  
 2160.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314698](http://connells.co.uk/Property/WTF314698)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1989. 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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