



Connells

Windermere Court Alexandra Road
Watford



Property Description

Connells are delighted to bring this immaculately presented second floor apartment to the market that is situated on a quiet residential road in the sought after area of Nascot Wood. The property offers spacious living accommodation, a modern integrated kitchen, two double bedrooms and a modern bathroom suite. Benefits include resident's parking, access to the communal gardens as well as a garage in a separate block.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Junction station with direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of local shops and amenities within walking distance as well as the award winning Cassiobury park. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The vibrant Watford High Street and Shopping Centre is just a short distance away providing further shops, eateries, entertainment and recreational facilities.

Viewing is HIGHLY recommended.

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

Communal Entrance

Communal front door, security intercom system.

Entrance Hall

Front door, storage cupboards, phone entry, radiator and doors to all rooms.

Living Room

14' 6" MAX x 12' 5" MAX (4.42m MAX x 3.78m MAX)

Windows to front aspect, radiator, telephone and television point.

Kitchen

10' x 5' 11" (3.05m x 1.80m)

Fitted kitchen comprised of wall and base level units with work surfaces over, window to front aspect, sink unit with drainer, electric oven and hob with extractor hood, integrated fridge/freezer, plumbing for washing machine.

Bedroom One

12' 11" + Wardrobe x 8' 5" MAX (3.94m + Wardrobe x 2.57m MAX)

Window to rear aspect, fitted wardrobe, radiator.

Bedroom Two

13' MAX x 8' 5" (3.96m MAX x 2.57m)

Window to rear aspect, radiator.

Shower Room

Window to front aspect, shower cubicle, WC, wash hand basin, heated towel rail.

Outside

Parking

Residential parking.

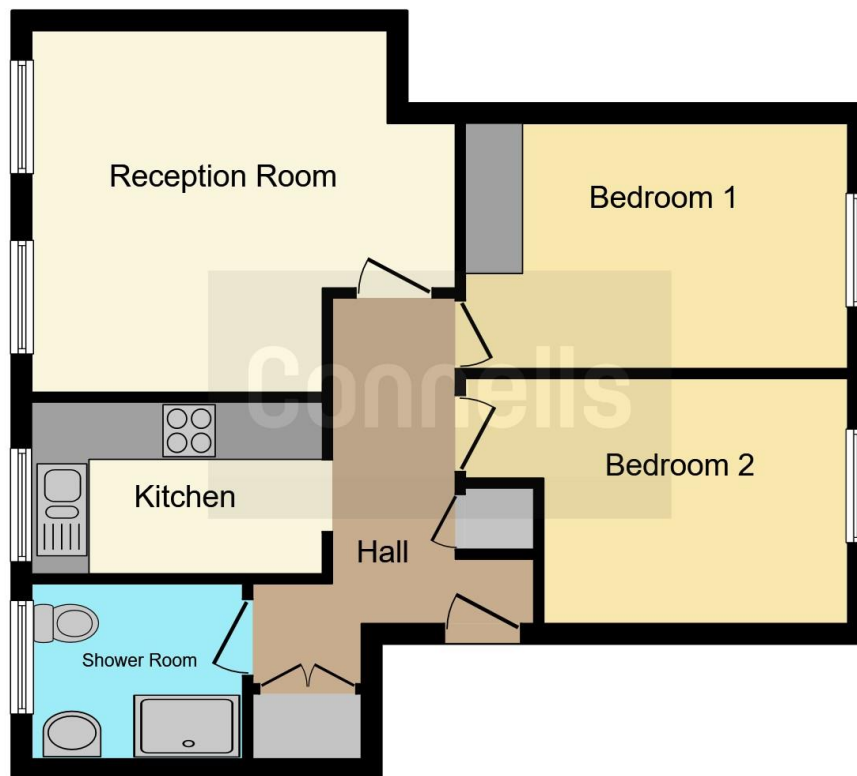
Garage

Up and over door.









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: C

Council Tax
 Band: C

Service Charge:
 1400.00

Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314648

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1999. 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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