



**Connells**

The Grove Mill  
Grove Mill Lane  
Watford



## Property Description

\*\* SHARE OF FREEHOLD \*\* Connells are pleased to bring this larger than average second floor apartment to the market that is situated on a quiet residential road in Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, a double bedroom with wardrobes and a modern bathroom suite. Benefits include a long lease remaining, secure gated residence parking, a private garage, stunning communal grounds alongside the canal, views over the grove, lift access to all floors as well as being sold with no upper chain.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Met and Watford Junction Stations that have direct links into London Euston as well as the M25, A41 and M1 motorways. Watford High Street and Shopping Centre is just a short distance away providing numerous shops, eateries entertainment and recreational facilities. Also, minutes from The Grove, Canal walks & Cassiobury Park.

Viewing is HIGHLY recommended.

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

## Entrance Hall

Front door, phone entry system, two storage cupboards.

## Living Room

13' 7" MAX x 8' 10" MAX ( 4.14m MAX x

2.69m MAX )

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

## Kitchen

6' 6" MAX x 5' 8" MAX ( 1.98m MAX x 1.73m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with mixer taps, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

## Bedroom One

9' 11" + WARDROBE x 8' 10" + WARDROBE ( 3.02m + WARDROBE x 2.69m + WARDROBE )

Window to front aspect, range of fitted and built in wardrobes, radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

## Outside

## Communal Grounds

## Parking

Secure gated parking for one car.

## Private Garage

16' 4" x 8' 2" ( 4.98m x 2.49m )

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](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: C

Service Charge:  
5000.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/WTF314733)** [connells.co.uk/Property/WTF314733](http://connells.co.uk/Property/WTF314733)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. 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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