



**Connells**

Burvale Court Rickmansworth Road  
Watford



# Burvale Court Rickmansworth Road Watford WD18 0JQ

for sale guide price  
**£250,000**



## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this well-presented second floor apartment to the market that is situated on a popular residential road within the heart of Watford Town Centre. The property comprises of a sizeable living room, a modern fitted kitchen, two double bedrooms and a modern shower suite. Benefits include a long lease remaining (approx. 974 years remaining), off-street residential parking, low service charges, no ground rent as well as a single garage in a separate block.

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.

## Entrance Hall

Front door, phone entry system, radiator.

## Living Room

20' MAX x 11' 2" MAX ( 6.10m MAX x 3.40m MAX )

Two windows to rear aspect, radiators, television point, telephone point.

## Kitchen

11' 8" x 6' 4" ( 3.56m x 1.93m )

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, plumbing for washing machine and dishwasher, space for fridge/freezer, breakfast bar area.

## Bedroom One

14' 3" MAX x 8' 10" MAX ( 4.34m MAX x 2.69m MAX )

Window to front and side aspect, radiator.

## Bedroom Two

15' 5" MAX x 8' 9" MAX ( 4.70m MAX x 2.67m MAX )

Window to rear aspect, radiator.

## Shower Room

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

## Outside

## Parking

Residential parking bays.

## Garage

Single garage in a separate block, 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: D Council Tax  
 Band: C

Service Charge:  
 1800.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314761](http://connells.co.uk/Property/WTF314761)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. 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.

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