



Connells

St. Albans Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this ground floor maisonette to the market that is situated on a popular road in Central Watford. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, one double bedroom and a bathroom suite with separate WC. Benifitis include two additional interal rooms, a private entrance, low charges, a private rear garden as well as off-street driveway parking.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including Watford Junction station approx. 1.2 miles away as well as the A41, M1 and M25 motorways. The vibrant Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment and recreational facilities.

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

Agents Note

The terms of the lease are 99 years from 25/03/1989 which means there are currently 62 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.

Entrance Hall

Door to front aspect, doors to all rooms.

Living / Dining Room

10' 6" x 10' 2" (3.20m x 3.10m)

Radiator, television point, telephone point, opening to conservatory.

Kitchen

10' 9" x 7' 10" (3.28m x 2.39m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and side aspect, sink with drainer, cooker point, extractor hood, plumbing for washing machine, space for fridge/freezer.

Conservatory

11' x 6' 2" (3.35m x 1.88m)

Windows to side and rear aspect, door to rear garden.

Bedroom One

12' 5" Into Bay x 12' 5" (3.78m Into Bay x 3.78m)

Bay window to front aspect, radiator.

Internal Room 2

11' 2" x 5' 10" (3.40m x 1.78m)

Internal Room 3

11' 2" x 5' 8" (3.40m x 1.73m)

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, wash hand basin.

Separate Wc

Window to side aspect, WC.

Outside

Front Garden

Driveway parking for one car.

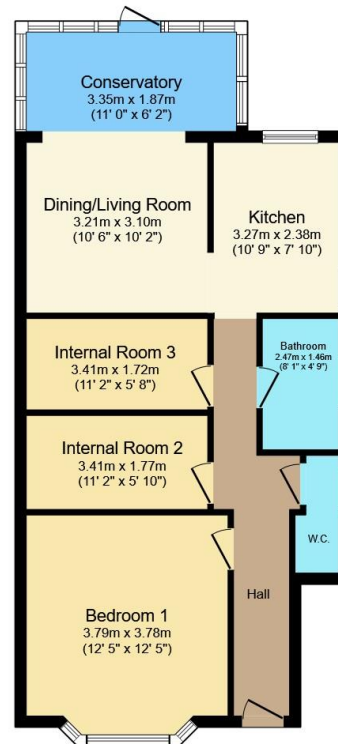
Rear Garden

Paved patio area, laid lawn, shrubberies, shed.









Total floor area 69.9 m² (752 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: 150.00 Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314793

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988. 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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