



Connells

Catalonia Apartments Metropolitan Station Approach
Watford

Catalonia Apartments Metropolitan Station Approach Watford WD18 7BN

for sale offers in excess of
£350,000



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented upper floor apartment to the market situated on a popular development in Watford. The property briefly comprises of a spacious lounge with a open plan modern fitted kitchen with integrated appliances, two double bedrooms and a modern bathroom suite. Benefits include an en-suite to the master bedroom, an allocated underground parking space as well as access to the residents swimming pool, gym and dance studio.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the A41, M25 and M1 motorways. Cassiobury Park and Watford High Street are just a short distance away providing numerous amenities, eateries, entertainment and recreational facilities.

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

Communal Entrance

Front door with security intercom system, lift and stairs to all floors.

Entrance Hall

Front door, radiator, entryphone, storage cupboard.

Living Room / Kitchen

22' 9" + DOOR RECESS x 17' 4" MAX (6.93m + DOOR RECESS x 5.28m MAX)

Window to side aspect, radiator, telephone point, television point, door to balcony.

Fitted kitchen comprising wall and base units with work surfaces and tiling to complement, sink with drainer, integrated oven, hob with extractor hood, integrated microwave, dishwasher, washing machine and fridge/freezer.

Bedroom One

15' 5" MAX x 10' 4" + WARDROBE (4.70m MAX x 3.15m + WARDROBE)

Windows to side aspect, fitted wardrobe, radiator, door to en-suite.

En-Suite

Shower cubicle, pedestal wash hand basin, low level WC, extractor fan, heated towel rail, shaver point.

Bedroom Two

10' 8" x 9' (3.25m x 2.74m)

Window to side aspect, radiator.

Bathroom

Bath with shower attachment, pedestal wash hand basin, low level WC, extractor fan, heated towel rail, shaver point.

Outside

Parking

Underground allocated parking space and additional visitor parking.

Communal Gardens

Well maintained communal gardens and play area.

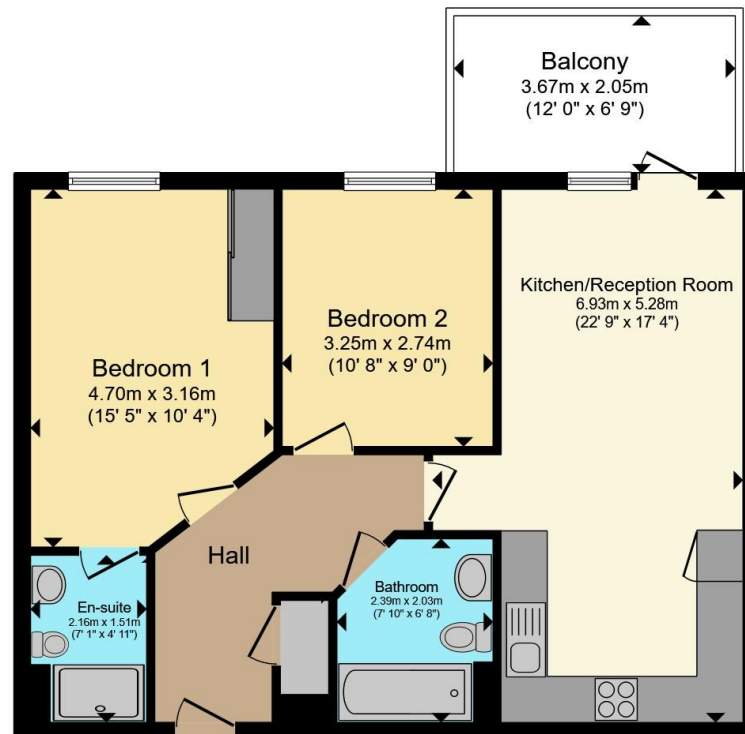
Resident's Leisure Facilities

Including gym, swimming pool and dance studio for resident's use.









Total floor area 64.0 m² (689 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: D

Service Charge:
 3000.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314490

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2003. 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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