



Connells

Essoldo Court Granville Road
Watford

Essoldo Court Granville Road Watford WD18 0GU

for sale guide price
£350,000



Property Description

**** GUIDE PRICE £350,000 - £375,000 ****

Connells are delighted to bring this immaculately presented first-floor 1920's art deco facade apartment to the market that is situated in Central Watford. The property comprises an open plan reception room with a modern integrated kitchen, two double bedrooms and a modern bathroom suite and benefits from lift access to all floors, ample storage throughout, chrome sockets and light fascias throughout, as well as an allocated gated off-street parking space.

Ideal for first time buyers, investors and commuters, the property is conveniently located with access to several transport links including Watford High Street & Watford Junction Stations that have direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of nurseries, primary schools and secondary schools within proximity including Watford Girls Grammar School. The property is located on a quiet residential road within the vibrant Watford Town Centre that provides numerous shops, amenities, eateries, entertainment and recreational facilities.

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

Communal Entrance

Door to front aspect, phone entry point, lift and stairs to all floors.

Entrance Hall

Front door, video phone entry system, storage cupboards, radiator.

Utility Cupboard

Plumbing for washing machine.

Living Room / Kitchen

22' 1" MAX x 15' 6" MAX (6.73m MAX x 4.72m MAX)

Open plan living room and kitchen, windows to front aspect, radiator, television point, telephone point.

Modern fitted kitchen comprised of wall and base units with granite work surfaces and tiling to complement, sink with drainer, integrated eye level oven & microwave, integrated electric hob with extractor hood, integrated dishwasher & fridge/freezer.

Bedroom One

19' 5" MAX x 9' 3" MAX (5.92m MAX x 2.82m MAX)

Two windows to front aspect, radiator.

Bedroom Two

13' 2" x 6' 7" (4.01m x 2.01m)

Window to front aspect, radiator.

Bathroom

Bath with mixer tap and overhead shower, WC, two vanity basins, heated towel rail,

extractor fan, floor to ceiling tiling.

Outside

Parking

One allocated gated parking bay.

Communal Garden









Total floor area 67.6 m² (727 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

Connells

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: B Council Tax
Band: C

Service Charge:
2874.00

Ground Rent:
400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314816

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2016. 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.

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