



Connells

Campbell Court Colnhurst Road
Watford

Campbell Court Colnhurst Road Watford WD17 4BU

for sale
£425,000



Property Description

Connells are pleased to bring this well-presented purpose built first floor apartment to the market situated in a very popular location in Nascot Wood. The property comprises of a large open plan kitchen/dining/living area providing plenty of natural light courtesy of the multiple windows, two double bedroom as well as a family style bathroom. Benefits include allocated parking, a private balcony, an en-suite to the master bedroom, a long lease as well as access to the communal grounds with children play area.

Ideal for first time buyers the property is conveniently located with access to several transport links including a short walk to Watford Junction Station as well as the A41 and M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within proximity including Nascot Wood Junior School. Watford Town Centre is also just a short distance away providing many eateries, shops, entertainment and recreational facilities.

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

Entrance Hall

Two large storage cupboards, radiator and doors to all rooms.

Living/ Diner / kitchen Area

French doors to side aspect with access to

balcony, television point, telephone point,

Modern fitted kitchen comprised of wall and base units with work surfaces to complement, under unit lights, stainless steel sink with drainer, integrated electric oven and hob with extractor hood over, integrated washing machine, dishwasher and fridge freezer, space for dining table.

Bedroom One

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

En-Suite

Shower cubicle, wash hand basin, low level WC, heated hand towel rail.

Bedroom Two

Window to side aspect, radiator.

Bathroom

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

Outside

Private Balcony

Large paved private balcony.

Parking

Allocated Parking Space.

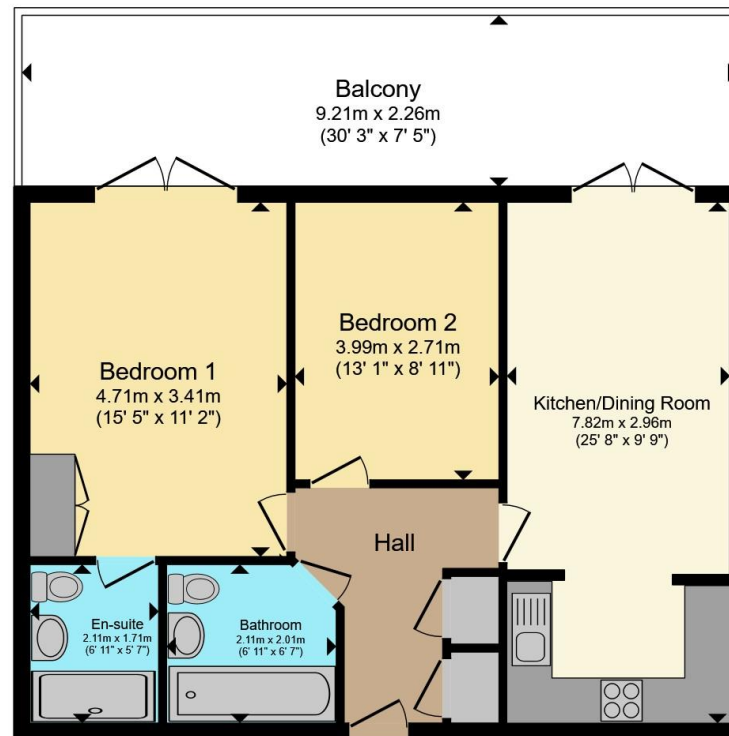
Communal Grounds

Communal gardens to the rear and a children's play area at the front of the development along with a convenience store.









Total floor area 64.2 m² (691 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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E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 1700.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314911

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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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