



**Connells**

Nash Trade House Woodford Road  
Watford



# Nash Trade House Woodford Road Watford WD17 1PB

for sale guide price  
**£290,000**



## Property Description

**\*\* GUIDE PRICE £290,000 - £300,000 \*\***

Connells are pleased to bring this well-presented first floor apartment to the market that is within walking distance of Watford train station that provides direct links into London as well as the M1 & M25 motorways making it ideal for first time buyers, investors and commuters.

The apartment benefits from a spacious and airy entrance hall with lots of storage, utility cupboard with plumbing for washing machine and a secure entry phone system. There is a large open-plan living and dining room and designer kitchen with plenty of high spec appliances included, one double bedroom with built in wardrobes, a modern bathroom suite and a private balcony area.

The property is within walking distance to Cassiobury Park offering lots of beautiful green space as well as vibrant Watford town centre with its huge array of shops, restaurants, entertainment and recreational facilities.

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

## Entrance Hall

Front door, secure entry phone system, utility/storage cupboard.

## Utility Cupboard

Plumbing for washing machine.

## Lounge / Kitchen

22' 4" MAX x 12' 8" MAX ( 6.81m MAX x 3.86m MAX )

Windows to side aspect, television point, telephone point, radiator, door to balcony, open plan to kitchen.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, sink with drainer, gas hob with extractor hood, eye level electric hob, integrated microwave, dishwasher and fridge/freezer.

## Bedroom One

16' 1" + Wardrobe x 11' 6" MAX ( 4.90m + Wardrobe x 3.51m MAX )

Window to side aspect, built in wardrobe, built in cupboard, radiator.

## Bathroom

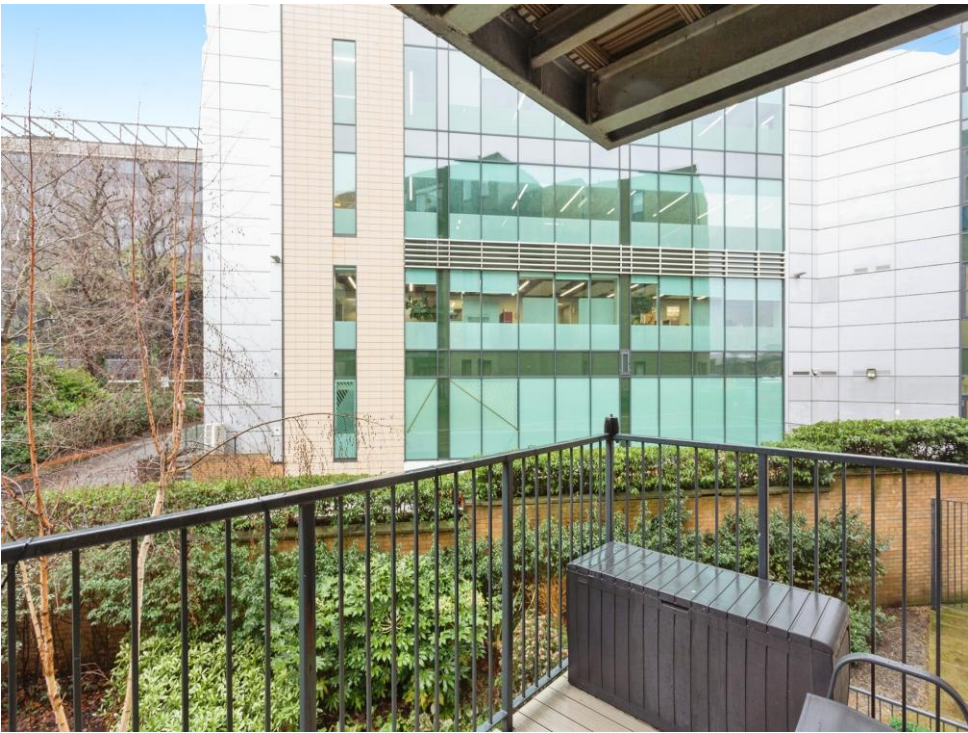
Bath with mixer taps and shower attachment, WC, wash hand basin, hand towel rail, extractor.

## Outside

## Balcony



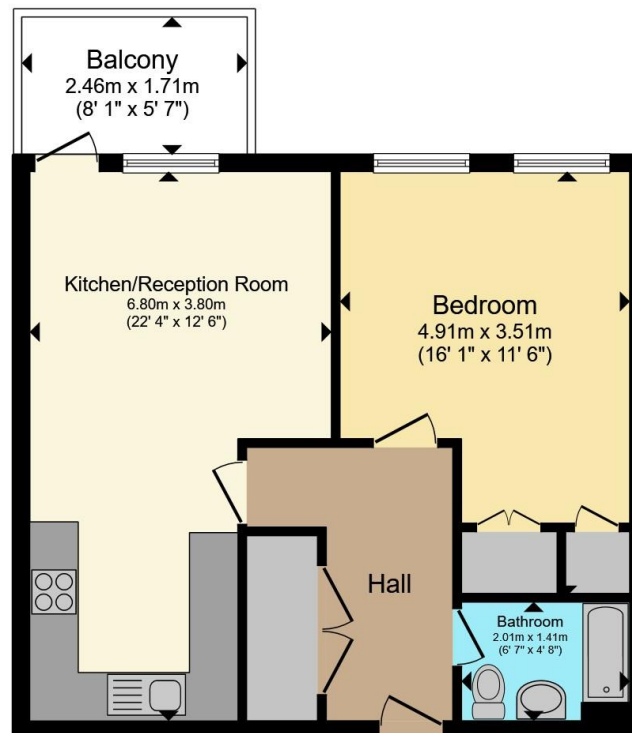












Total floor area 50.4 m<sup>2</sup> (542 sq.ft.) approx

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](http://www.propertybox.io)

**Connells**

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: B

Council Tax  
 Band: C

Service Charge:  
 1120.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314694](http://connells.co.uk/Property/WTF314694)**

This is a Leasehold property with details as follows; Term of Lease 124 years from 24 Jun 2018. 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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