



**Connells**

Kensington Avenue  
Watford



### Property Description

\*\* NO UPPER CHAIN \*\*  
\*\* SHARE OF FREEHOLD \*\*

Connells are please to bring this well-presented first floor maisonette to the market that is situated on a popular residential road in Watford.

The property briefly comprises of a sizeable reception room, a spacious double bedroom, fully fitted kitchen and a family size bathroom suite. The property also comes with a rear garden which is accessed through the side alley as well as residents parking permits that can be obtained from the local authority.

Ideal for first time buyers or investors, the property is conveniently located within walking distance to Watford Met Station, Cassiobury Park and the Town Centre with its vast array of amenities.

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

### Entrance Hall

#### Lounge

12' 9" x 10' 7" ( 3.89m x 3.23m )  
Window to rear aspect, double glazed, television point, telephone point, radiator.

#### Kitchen

7' 3" x 6' 7" ( 2.21m x 2.01m )  
Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, stainless steel sink with drainer, gas hob with extractor hood, electric oven, space for under-counter fridge/freezer.

#### Bedroom One

13' 9" x 10' 9" ( 4.19m x 3.28m )  
Window to front aspect, double glazed, radiator.

#### Bathroom

Windows to rear aspect, double glazed, bath with mixer taps and overhead shower, low

level WC, wash hand basin, heated hand towel rail.

### Outside

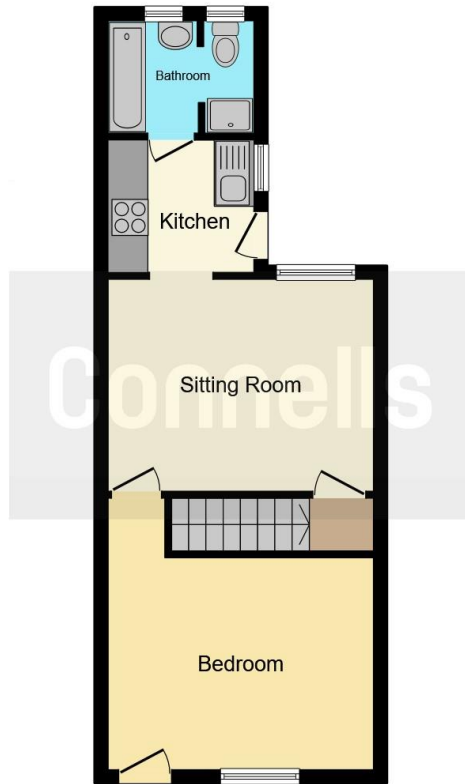
#### Rear Garden

Accessed through the side alley, paved patio area, laid lawn.

### Parking

Residents parking permits that can be obtained via the local authority.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WTF313376](http://connells.co.uk/Property/WTF313376)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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