



**Connells**

Ridge Street  
Watford



## Property Description

Connells are delighted to bring this well-presented ground floor apartment that is situated on a popular residential road in North Watford. The property comprises of a sizeable reception room, a modern integrated kitchen/diner, two double bedrooms and a family bathroom suite. Redecorated throughout, benefits include a long lease remaining, an en-suite to the master bedroom, permitted parking as well as private outdoor space.

Ideal for first time buyers, the property is conveniently located with access to several transport links including North Watford station as well as the M1, M25 and A41 motorways. There are a variety of well-regarded nurseries and primary schools within catchments as well as a range of local shops and amenities within walking distance as well as being a short drive from the vibrant Watford Town Centre with its array of shops, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Front door, storage cupboard, phone entry system, radiator.

## Living Room

17' 6" x 11' 8" ( 5.33m x 3.56m )

Windows to front aspect, television point, telephone point, radiator.

## Kitchen / Diner

14' 1" x 10' 4" ( 4.29m x 3.15m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, plumbing for dishwasher, space for tumble dryer, plumbing for washing machine, integrated for fridge/freezer, space for dining area.

## Bedroom One

17' 6" x 8' 2" ( 5.33m x 2.49m )

Window to front aspect, radiator, door to en-suite.

## En-Suite

Bath with mixer taps and overhead shower, WC, vanity basin, heated hand towel rail, extractor.

## Bedroom Two

11' 4" x 6' 2" ( 3.45m x 1.88m )

Window to front aspect, radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, vanity basin, heated hand towel rail, extractor.

## Outside

Private Outdoor Space

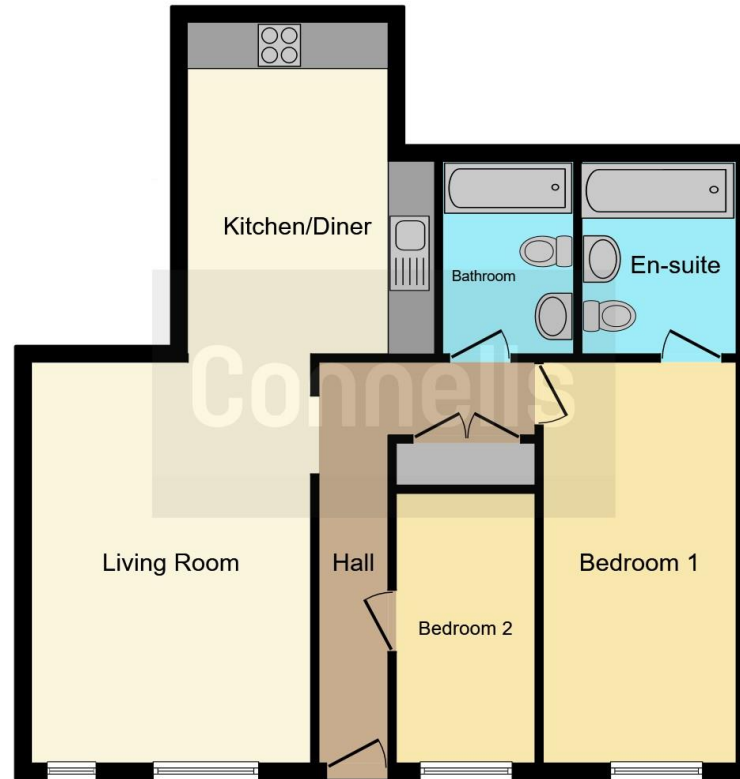
Parking

Permitted parking.









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

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313867](http://connells.co.uk/Property/WTF313867)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2017. 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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