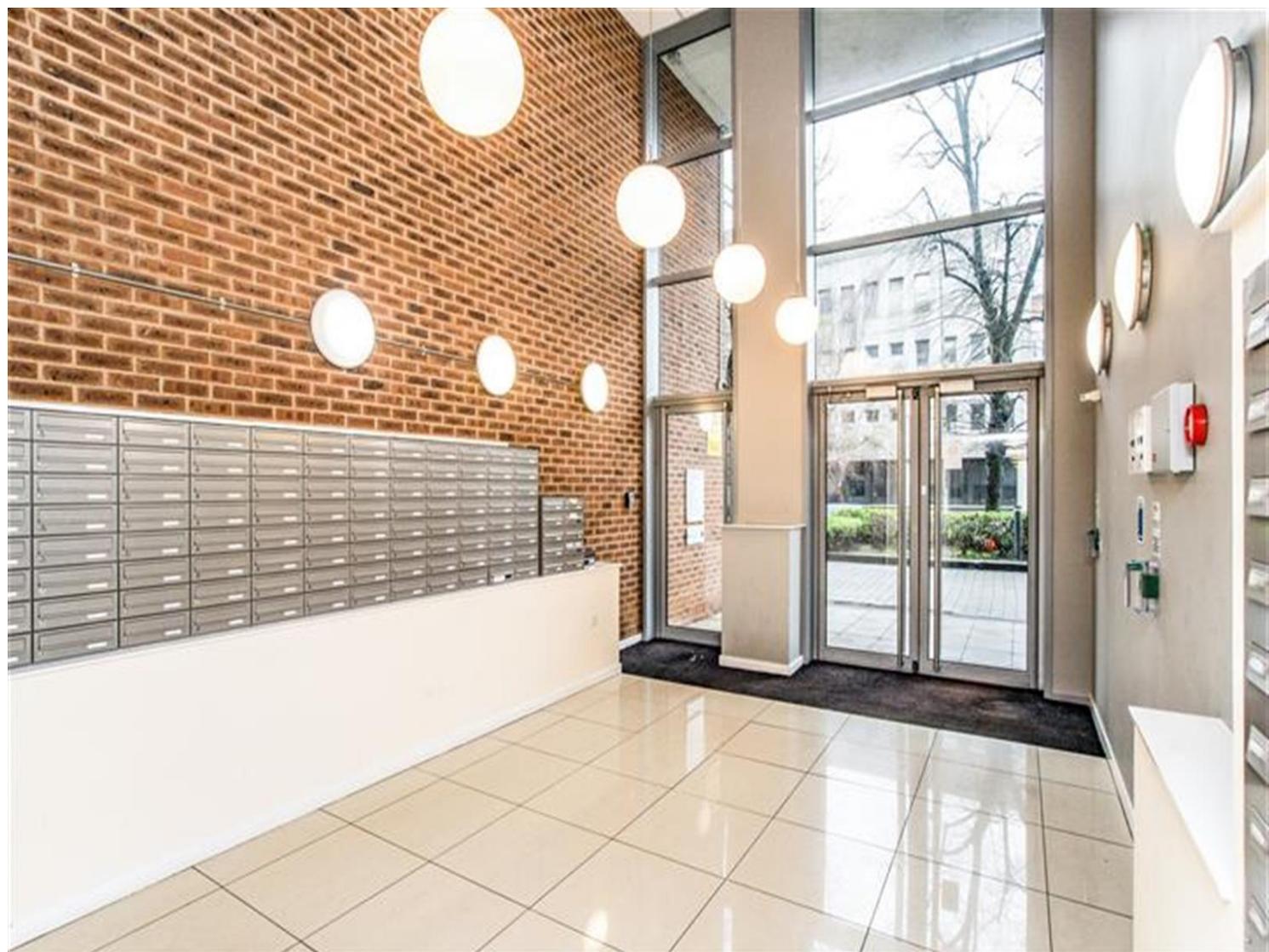


for sale

£350,000



Wilmington Close Watford WD18 0FQ

A spacious, two bedroom apartment situated in the heart of Watford Town Centre with easy access to Watford Junction Station and offered for sale chain free. The property offers contemporary accommodation throughout featuring a stylish, fully integrated kitchen, bathroom, en suite, allocated parking.



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# Wilmington Close Watford WD18 0FQ

## Communal Entrance

Two lifts to all floors.

## Entrance Hallway

Front door, two radiators and doors to all rooms.

## Storeroom

6' 11" x 2' 11" ( 2.11m x 0.89m )

Located off of entrance hall.

## Kitchen Area

3' 4" x 8' 2" ( 1.02m x 2.49m )

Modern fitted kitchen comprising of wall and base level units with work surfaces over, stainless steel sink unit with mixer tap,

integrated electric oven and hob, extractor hood, dishwasher, washing machine and fridge/freezer.

## Lounge/dining Area

11' 6" x 16' 5" ( 3.51m x 5.00m )

Door to rear aspect, opening to balcony and full height window to front, two radiators, tiled flooring, TV and telephone point.

## Bedroom One

9' 7" x 11' 1" ( 2.92m x 3.38m )

Fitted wardrobe, radiator and window to front aspect.

## En Suite

3' 4" x 7' 2" ( 1.02m x 2.18m )

Shower cubicle, pedestal wash hand basin, WC, heated towel rail and extractor fan.



## **Bedroom Two**

9' 7" x 9' 2" ( 2.92m x 2.79m )

Fitted wardrobe, radiator and window to side aspect.

## **Bathroom**

6' 11" x 6' 2" ( 2.11m x 1.88m )

Bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, heated towel rail and extractor fan.

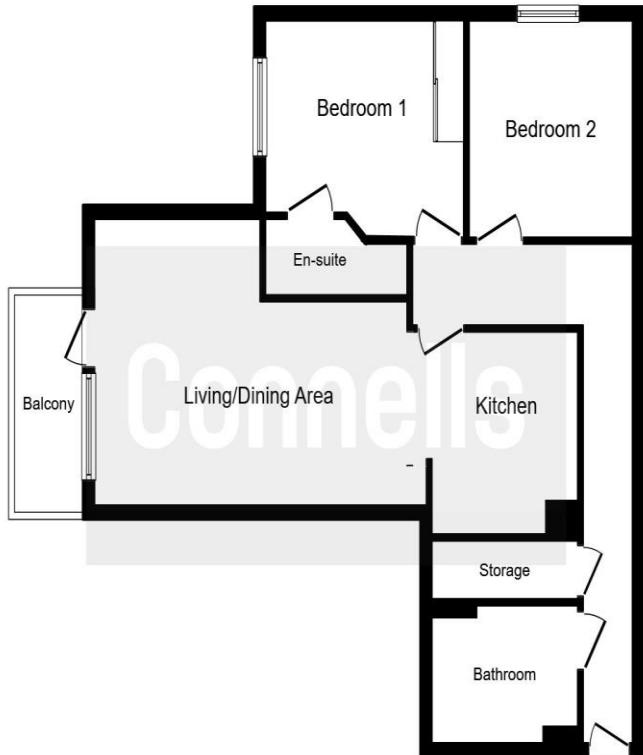
## **Balcony**

Laid to artificial grass,

## **Parking**

Secure underground gated allocated parking space covered by CCTV.





**Floor Plan**

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).  
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To view this property please contact Connells on

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6 The Parade  
WATFORD WD17 1AA

Property Ref: WTF310946 - 0010

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/ref-WTF310946](http://connells.co.uk/Property/ref-WTF310946)**

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.