



Connells

The Gables Ransom Close
Watford

The Gables Ransom Close Watford WD19 4NG

for sale offers in the region of
£120,000



Property Description

**** NO CHAIN ****

A LARGER THAN AVERAGE, one bedroom first floor over 55's retirement flat that is ideally located close to Bushey Railway Station. This property offers a good sized fitted kitchen, one double bedroom with wardrobes and SHOWER ROOM. Further benefits include ample storage throughout, residential parking and visitor bays, a COMMUNAL GARDEN as well as communal facilities which include a communal lounge, kitchen and laundry room.

The property is also located with good transport links including Bushey Station that provides direct links into London as well as the M1 and A41 motorways. There are a variety of local convenience shops on Eastbury Road within proximity as well as Oxhey Park recreation ground. The vibrant Watford shopping centre and Bushey high street which are full of many different shops, eateries and entertainment and recreational facilities are also just a short distance away.

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

Communal Entrance Hall

Door to front aspect, stairs and lift to first floor.

Entrance Hall

Door to front aspect, storage cupboard, boiler cupboard, pull cord.

Lounge

14' 1" x 11' 8" (4.29m x 3.56m)

Double glazed window to front aspect, electric storage heater.

Kitchen

9' 8" x 7' 1" (2.95m x 2.16m)

Fitted kitchen comprised of wall and wall and base units with work surfaces, sink with drainer, space for electric oven, space for fridge and freezer, space for washing machine.

Bedroom One

10' 11" max x 10' 4" (3.33m max x 3.15m)

Double glazed window to rear aspect, fitted wardrobes, electric storage heater.

Bathroom

Wash hand basin, bath with mixer taps, low level WC, extractor fan, part tiling to walls.

Communal Facilities

Communal lounge, kitchen and laundry room for residents use.

Communal Gardens

Well maintained communal gardens.

Parking

Residential parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
 BUSHEY WD23 3HD

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2628.36

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/BUS307147](https://www.connells.co.uk/Property/BUS307147)

This is a Leasehold property. We are awaiting further details about the Term of the lease. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS307147 - 0010