



Connells

Manning Court Eastbury Road
Watford



Property Description

Connells are delighted to welcome this top floor apartment, that is situated in Watford, a stones through away from Bushey Station which has direct links into Euston as well as great access to Watford Town Centre.

The property comprises of two generous size bedrooms, a family bathroom, separate kitchen, living area, a balcony and garage. Manning Court is well kept throughout, allowing the potential to really make this home your own as time goes by.

A fantastic first buy, down-size or investment purchase with it's ideal location. An internal viewing comes highly recommended, please contact Connells today.

Entrance Hall

Door to front aspect and radiator.

Lounge

18' x 12' 1" (5.49m x 3.68m)

Door to balcony and radiator.

Kitchen

10' 3" x 6' 11" (3.12m x 2.11m)

Window to front aspect, one and a half bowl sink with drainer, electric oven, gas hob, plumbing for a dishwasher and washing machine, fridge/freezer, wall and base units.

Bedroom 1

10' 4" x 11' 11" (3.15m x 3.63m)

Window to rear aspect, built in wardrobe and radiator.

Bedroom 2

10' 2" x 10' 2" (3.10m x 3.10m)

Window to front aspect, built in wardrobe and radiator.

Bathroom

Shower cubicle, water closet, vanity unit, extractor fan, tiled throughout and heated towel rail.

Outside

Garage

In block.

Communal Gardens

Agents Note

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.









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: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/BUS307126](https://www.connells.co.uk/Property/BUS307126)

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.

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