



Connells

Parkside 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. Parkside is well kept throughout, and has recently undergone refurbishment enabling the home to be modernised throughout. We have been advised by the current vendors, a new boiler was installed in October 2023.

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

17' 11" x 12' (5.46m x 3.66m)

Window to rear aspect, door to balcony, television point, carpet throughout and radiator.

Kitchen

9' 7" x 7' 1" (2.92m x 2.16m)

Window to front aspect, washing machine, one bowl sink and drainer, wall and base units, gas oven and hob, cooker-hood,

integrated microwave, tiled throughout and boiler house.

Bedroom 1

11' 10" x 10' 5" (3.61m x 3.17m)

Window to rear aspect, fitted wardrobe and radiator.

Bedroom 2

11' 11" x 7' 2" (3.63m x 2.18m)

Window to front aspect, fitted wardrobe and radiator.

Bathroom

Heated towel rail, tiled throughout, shower cubicle, vanity unit and water closet.

Garage

In block.

Communal Gardens









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

To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307310

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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