



**Connells**

Attenborough Court Owen Square  
Watford



### Property Description

Connells are pleased to bring this second floor apartment to the market that is situated within walking distance from Bushey Station. This property is in good condition throughout and comprises of one double bedrooms, a good sized reception room, a fitted kitchen and family style bathroom. Benefits include off-street parking for one car and modern fittings throughout.

Ideal for investors and first time buyers this property is conveniently located with excellent access to transport links including Bushey Station that provides direct links into London Euston within 20 minutes as well as the A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as Watford High Street and Shopping Centre being a short distance away.

Viewing is highly recommended.

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

### Entrance Hall

Door to front aspect and storage cupboard.

### Lounge

Open plan layout, window to rear aspect.

### Kitchen

22' 5" x 13' 4" ( 6.83m x 4.06m )

Wall and base units, work surfaces, integrated oven, gas hob, cooker-hood, integrated dishwasher and washing machine, one bowl sink with drainer.

### Bedroom

10' 8" x 10' 9" ( 3.25m x 3.28m )

Window to front aspect and radiator.

### Bathroom

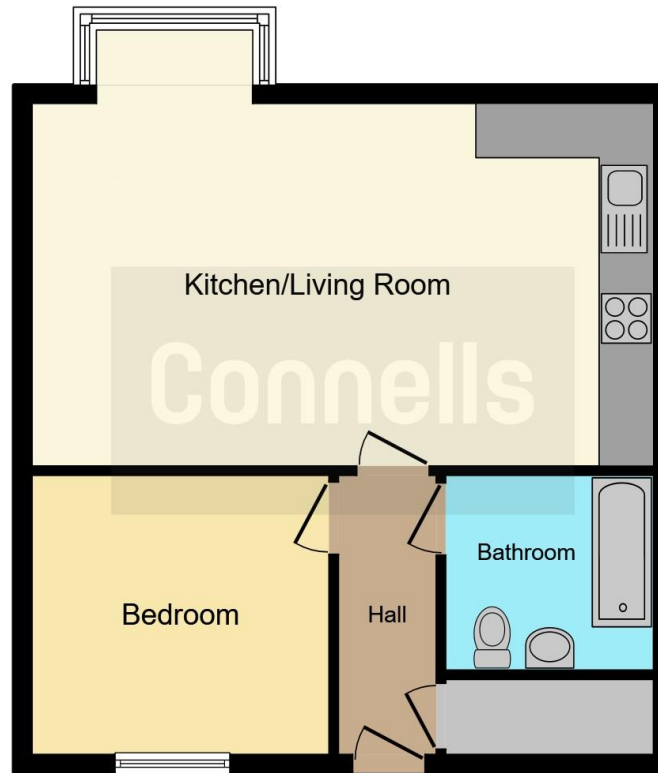
Bath with overhead shower, tiled throughout, water closet, wash hand basin, extractor fan and heated towel rail.











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

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86 High Street  
BUSHEY WD23 3HD

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307534](http://connells.co.uk/Property/BUS307534)**

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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