



Connells

Tanner House Eastbury Road
Watford



Property Description

Connells are delighted to present this spacious and well-presented two double bedroom first floor apartment, ideally situated within the desirable Tanner House development in Oxhey Hall. Offering over 150 years remaining on the lease and the convenience of resident's parking to the rear, this property is perfect for first-time buyers, downsizers or investors alike.

Internally, the apartment offers a well-planned layout comprising a welcoming entrance hallway, a bright and generous lounge/diner, a modern fitted kitchen, two double bedrooms, and a stylish four piece bathroom suite complete with a bath and shower. The property is in good condition throughout, offering a comfortable and move-in-ready home.

Positioned in a prime location, Tanner House benefits from excellent transport connections. Bushey train station is within easy reach, providing direct links into London Euston, while road users will appreciate the close proximity to the M25, A41 and M1, ensuring convenient access across Hertfordshire and beyond.

Residents can also enjoy being just a short distance from Watford town centre, which offers an extensive range of shops, restaurants, cafés and entertainment options including the Atria Shopping Centre and Watford Palace Theatre. Nearby green spaces and parks also provide excellent leisure opportunities.

With its combination of space, location and convenience, this property is not to be missed - early viewing is highly recommended.

Entrance Hall

Door to front aspect, and airing cupboard.

Lounge

Window to front and side aspect, electric heater and television point.

Kitchen

Window to front aspect, wall and base units, work surfaces, washing machine, fridge/freezer, dishwasher, electric hob and oven, cooker-hood. The white goods are optional for negotiation.

Bedroom 1

Window to front aspect, electric heater and built in wardrobe.

Bedroom 2

Window to front aspect and electric heater.

Bathroom

Partially tiled throughout, vanity unit, shaver point, water closet, bath with mixer taps and overhead rainfall shower,

Tenure

We have been advised by our vendor of the following:

Approximately: 157 years remaining on the lease.

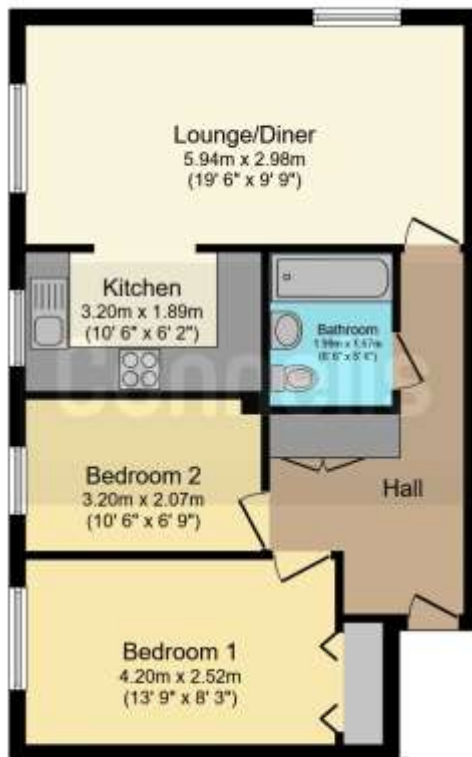
Peppercorn ground rent.

Approximate annual service charge of £1389.96









Total floor area 56.0 m² (603 sq.ft.) approx

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/BUS307885

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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