

Springwell Apartments, Colnebank Drive, Watford, WD18 0LE



## welcome to

## Springwell Apartments Colnebank Drive, Watford

Discover this charming 2-bedroom, second-floor apartment on Colnebank Drive, featuring a lovely large balcony, an allocated parking space in a secure gated car park and in excellent condition - call us today to schedule your viewing!



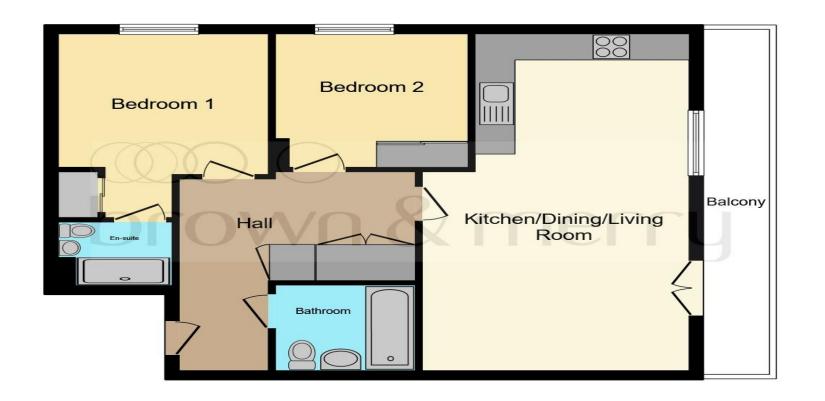












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Entrance** 13' 7" x 11' 2" ( 4.14m x 3.40m )

Lounge/Kitchen 25' 3" x 13' 1" ( 7.70m x 3.99m )

**Bedroom 1** 13' 1" x 10' (3.99m x 3.05m)

**En Suite** 7' 2" x 5' 7" ( 2.18m x 1.70m )

**Bedroom 2** 11' 5" x 9' 5" ( 3.48m x 2.87m )

#### **Bathroom** 7' 2" x 6' 4" ( 2.18m x 1.93m )

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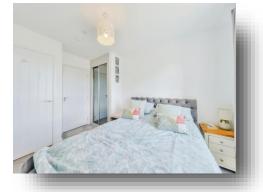
## Springwell Apartments Colnebank Drive, Watford

- 2-Bedroom Second Floor Flat
- Large Balcony
- 1 Allocated Parking Space In Gated Car Park
- Lift
- 0.8 Miles To Watford High Street Station

#### Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000





### view this property online brownandmerry.co.uk/Property/WAF104249



Property Ref:

WAF104249 - 0004

would ask for your co-operation in order that there is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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## Welcome to this delightful 2-bedroom, second-floor apartment on Colnebank Drive. The inviting lounge/kitchen opens onto a charming sizeable balcony, perfect for relaxation. The apartment boasts a convenient utility cupboard, a spacious main bedroom complete with fitted wardrobes and an en suite, a second cozy bedroom also with fitted wardrobes, and a modern bathroom. With an allocated parking space in a gated car park, a lift in the building, and luxurious amenities including a concierge and a residents' gym, this home offers both comfort and convenience. Ideally located just o.8 miles from Watford High Street Station, it provides easy access to local shops, schools, bus stops, and other amenities, as well as major road links such as the M1, M25, and A41.



Please note the marker reflects the postcode not the actual property

brown & merry



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