



Connells

Kennett Court Whippendell Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this well-maintained ground floor apartment, offered with no upper chain and a share of freehold, with only only four flats within the block, making it an excellent opportunity for first-time buyers and investors.

The property offers a sizeable reception room, a well-appointed fitted kitchen with ample storage, a generous double bedroom with fitted wardrobes, and a contemporary shower room. Externally, there is gated allocated parking with visitor bays, a secure intercom system and cctv cameras around the building for security, and access to the communal bike-store.

Ideally located in West Watford, the property is close to Watford General Hospital and within easy reach of Watford Town Centre, offering a wide range of shops, restaurants, and leisure facilities. Excellent transport links include Watford High Street and Watford Junction stations, with fast access into London Euston, alongside nearby M1, M25, and A41 road connections.

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

Communal Entrance

Communal door to front with intercom and cctv cameras around the building for security.

Entrance Hall

Door to front aspect, two storage cupboards.

Reception Room

Window to side aspect, television point, telephone point, electric radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Window to side aspect, fitted wardrobes, electric radiator.

Shower Room

Window to side aspect, shower cubicle, WC, vanity wash hand basin.

Outside

Communal Gardens

Access to well-maintained communal gardens & bike storage.

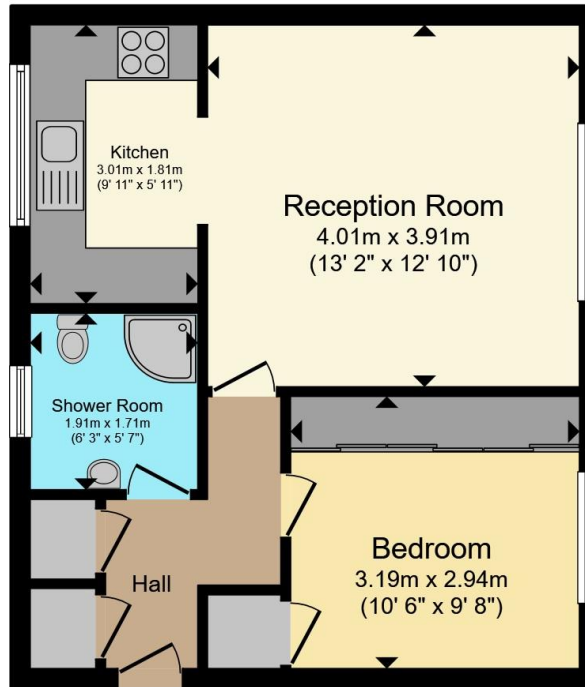
Parking

Gated allocated parking & additional visitors bays.









Ground Floor

Total floor area 41.1 m² (443 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.propertybox.io



To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax Band: C

Service Charge: 1800.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315243

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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