

Connells

Rainbow House Water Lane
Watford

Rainbow House Water Lane
Watford WD17 2AP

for sale shared ownership

£252,000







Property Description

** 60% SHARED OWNERSHIP
**

Connells are pleased to present this immaculately maintained third-floor penthouse apartment, ideally located in the heart of Central Watford. Finished to a high standard throughout, the property features a bright and spacious open-plan living area with a modern, fully integrated kitchen, two generous double bedrooms, and a contemporary family bathroom.

The principal bedroom further benefits from a stylish en-suite, while additional features include an air filtration system, a separate utility cupboard, a private enclosed balcony, access to a communal roof terrace, and allocated parking.

Perfect for first-time buyers, this superb home enjoys a highly convenient location with easy access to all of Central Watford's amenities. Watford High Street, Watford Junction Station, the Atria shopping centre with its wide range of shops, restaurants and leisure facilities, Tesco supermarket, and Waterside Retail Park are all close by.

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

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Communal Hallway

Communal entrance, entry phone system, stairs and lifts to all floors.

Entrance Hall

Front door, phone entry system, storage cupboard housing hot water tank, utility cupboard.

Utility Cupboard

Plumbing for washer/dryer.

Lounge / Kitchen

21' 7" MAX x 20' 2" MAX (6.58m MAX x 6.15m MAX)

Window to rear aspect, patio doors to covered balcony, radiator, telephone and television point.

Fitted kitchen comprising wall and base units, stainless steel sink and drainer, work surfaces, tiling to walls, integrated oven, hob, cooker hood, integrated dishwasher and fridge/freezer.

Bedroom One

18' 3" MAX x 9' MAX (5.56m MAX x 2.74m MAX)

Window to side aspect, LED room fan, radiator, telephone and television point, built in wardrobe, door leading to en-suite.

En-Suite

Shower cubicle, vanity wash hand basin incorporating a low level WC, fully tiled walls, ceiling spotlights, shaver point, heated towel rail.

Bedroom Two

17' 7" MAX x 9' 9" (5.36m MAX x 2.97m)

Window to side aspect, built in wardrobes, radiator.

Bathroom

Heated towel rail, bath and mixer taps with shower attachment over, vanity wash hand basin and low level WC, extractor fan, shaver point, partly tiled walls.

Outside

Covered Balcony

Communal Gardens

Communal roof terrace.

Parking

Gated allocated parking space.

Agents Note

This property is currently under shared ownership in conjunction with Sovereign Network Group Housing Association who have criteria for any purchase, the advertised price is for the sellers 60% share, £304.00 per month is paid to the Housing Association as rent for the retained share.







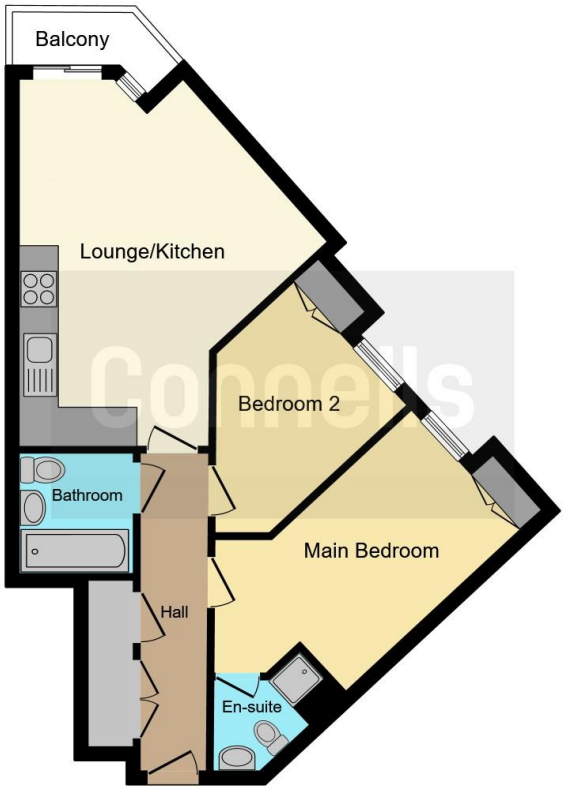












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: D

Service Charge: 3072.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314161

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2012. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.