



Orchid Court West Street Watford WD17 1BU

for sale guide price
£425,000



Property Description

5Connells are please to bring this beautifully presented three-bedroom duplex apartment located within a sought-after development on West Street, just 0.2 miles from Watford Junction Station.

The property offers a bright entrance hallway with downstairs WC, leading to a spacious open-plan lounge/diner and modern fitted kitchen complete with integrated appliances. The ground floor also features a well-proportioned third bedroom, ideal as a guest room or home office.

Upstairs comprises two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom includes a stylish en-suite shower room and dressing area, while a contemporary family bathroom and useful utility cupboard complete the first floor.

Further benefits include secure underground allocated parking, access to a communal garden, a long 196-year lease remaining, and a remaining LABC warranty.

Ideally positioned within catchments to several well-regarded schools including the Watford Grammar schools as well being within 0.4 miles of Watford town centre with its array of eateries, shops and amenities, excellent access to the M1, M25, A41 motorways, and Watford Junction Station with direct links into London Euston.

Agents Note: Please note that the AML fee covers 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 Entrance

Entrance Hall

Cloakroom

Bedroom Three

Living Room

Kitchen

First Floor Landing

Utility Cupboard

Bedroom One

Dressing Area

En-Suite

Bedroom Two

Bathroom

Outside

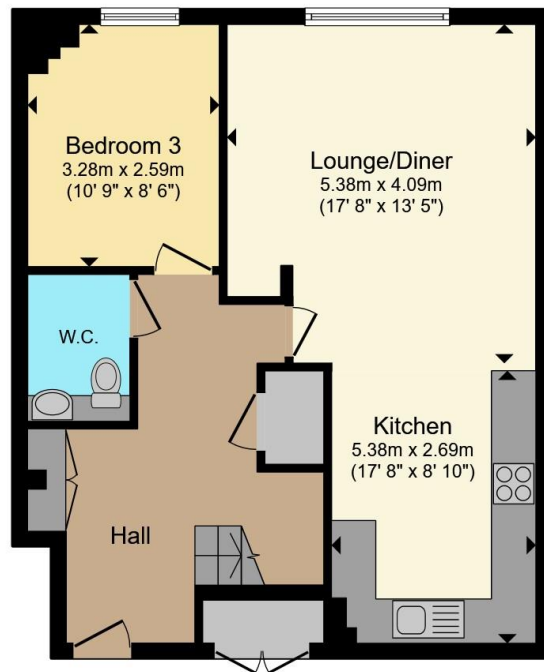
Parking

One underground allocated parking space.

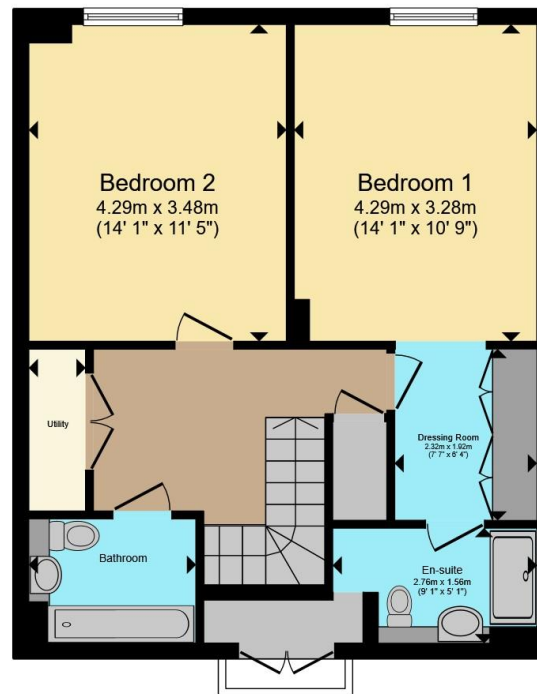








Ground Floor



First Floor

Total floor area 114.0 m² (1,227 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

Connells

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: B Council Tax
Band: E

Service Charge:
3600.00

Ground Rent:
350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313148

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2022. 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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