



Connells

Langley Road
Watford



Property Description

**** NO UPPER CHAIN ****

**** SHARE OF FREEHOLD ****

Connells are delighted to present this one-bedroom ground floor apartment to the market, situated in the highly sought-after Nascot Wood area of Watford and offered with the added benefit of no upper chain and a share of freehold.

Offering generous accommodation throughout, the property comprises a spacious reception room, fitted kitchen, well-proportioned double bedroom and bathroom. While requiring full refurbishment and modernisation, this apartment presents an excellent opportunity for buyers looking to create a home tailored to their own taste and specification or for investors seeking a project with strong rental potential.

Further benefits include an off-street allocated parking space, exclusive access to small cellar and allocated lockable storage external store, making the property an attractive option for a range of purchasers, including first-time buyers, downsizers and investors alike.

Ideally located with easy access to a wide range of local shops, cafés, restaurants and everyday amenities, Watford Junction Station is within walking distance, providing fast and frequent services into London Euston, making it an excellent choice for commuters. The vibrant Watford town centre and Shopping Centre offer an extensive selection of retail, leisure and entertainment facilities, while nearby Cassiobury Park provides beautiful open green spaces, walking routes and recreational opportunities.

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.

Entrance Porch

Hallway

Living Room

Kitchen

Bedroom One

Bathroom

Cellar

Exclusive access to small cellar which provides additional storage space.

Outside

Parking

Off-street allocated parking space.

Storage Cupboard

Outdoor allocated lockable storage external store, suitable for keeping tools or a bicycle





Ground Floor

Total floor area 42.7 m² (459 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: F

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314941

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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