



Connells  
020 8960 4404  
FOR SALE

**Connells**

Tanner House Eastbury Road  
Watford



### Property Description

Connells are delighted to present this spacious and well-presented two double bedroom first floor apartment, ideally situated within the desirable Tanner House development in Oxhey Hall. Offering the convenience of allocated parking to the rear, this property is perfect for first-time buyers, downsizers or investors alike.

Internally, the apartment offers a well-planned layout comprising a welcoming entrance hallway, a bright and generous lounge/diner, a fitted kitchen, two double bedrooms, and a three piece bathroom suite. The property is in good condition throughout, offering a comfortable and move-in-ready home.

Positioned in a prime location, Tanner House benefits from excellent transport connections. Bushey train station is within easy reach, providing direct links into London Euston, while road users will appreciate the close proximity to the M25, A41 and M1, ensuring convenient access across Hertfordshire and beyond.

Residents can also enjoy being just a short distance from Watford town centre, which offers an extensive range of shops, restaurants, cafés and entertainment options including the Atria Shopping Centre and Watford Palace Theatre. Nearby green spaces and parks also provide excellent leisure opportunities.

With its combination of space, location and convenience, this property is not to be missed - early viewing is highly recommended.

Please be advised due to the lease length, this property is for cash buyers only.

### Entrance Hall

Storage cupboard.

### Lounge

Window to side aspect, window to rear aspect, electric heater, electric fireplace, television point.

### Kitchen

Window to rear aspect, fitted kitchen with wall and base units, one bowl sink with drainer, electric oven, electric hob, cookerhood, washing machine, dishwasher, fridge/freezer.

### Bedroom 1

Window to rear aspect, built in wardrobe, electric heater.

### Bedroom 2

Window to rear aspect, electric heater.

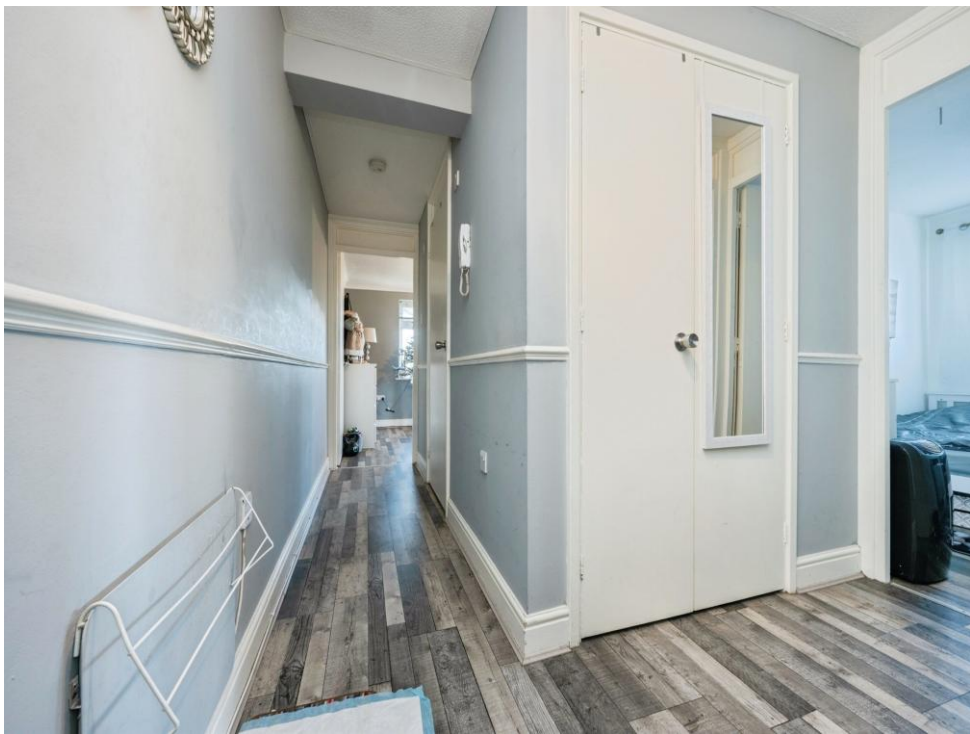
### Bathroom

Bath with mixer taps, vanity unit with wash hand basin, WC, tiled, extractor fan.

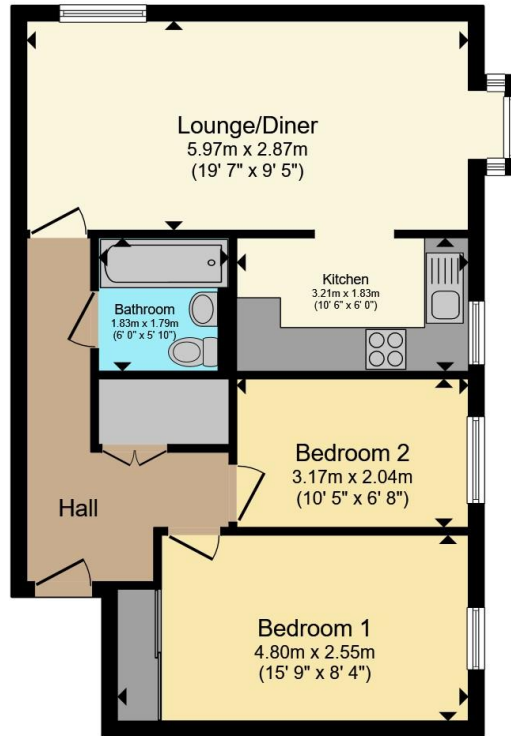
**Agents Note:**

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Total floor area 56.0 m<sup>2</sup> (603 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](http://www.propertybox.io)



To view this property please contact Connells on

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86 High Street  
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EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1386.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308180](http://connells.co.uk/Property/BUS308180)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Feb 1994. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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