



**Connells**

Pearkes House Fairfield Avenue  
Watford



## Property Description

Connells are pleased to present this stylish third-floor apartment, located within a contemporary development in the popular South Oxhey area.

The property features a bright and spacious open-plan living area with a modern, fully integrated kitchen, two well-proportioned double bedrooms both benefiting from fitted wardrobes, and a sleek family bathroom.

Further advantages include a generous remaining lease, a separate utility cupboard, an additional en-suite shower room, and a private L-shaped balcony with attractive composite decking. The apartment also benefits from secure allocated parking and NHBC warranty remaining.

Pearkes House is ideally positioned close to local amenities, highly regarded schools, and excellent transport links, including Carpenders Park, Bushey, and Hatch End stations, as well as easy access to the A41 and M1 motorways.

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

## Communal Entrance

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

## Entrance Hall

Front door, phone entry system, utility

cupboard, storage cupboard, radiator.

## Utility Cupboard

Plumbing for washing machine.

## Lounge / Kitchen

Window to side and rear aspects, radiators, television point, telephone point, door to corner balcony.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink and drainer, electric hob with extractor fan, integrated electric oven, microwave, fridge/freezer, and dishwasher.

## Bedroom One

Window to side aspect, fitted wardrobe, radiator, door to en-suite.

## En-Suite

Shower cubicle, WC, wash hand basin, heated towel rail.

## Bedroom Two

Window to side aspect, fitted wardrobe, radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

## Outside

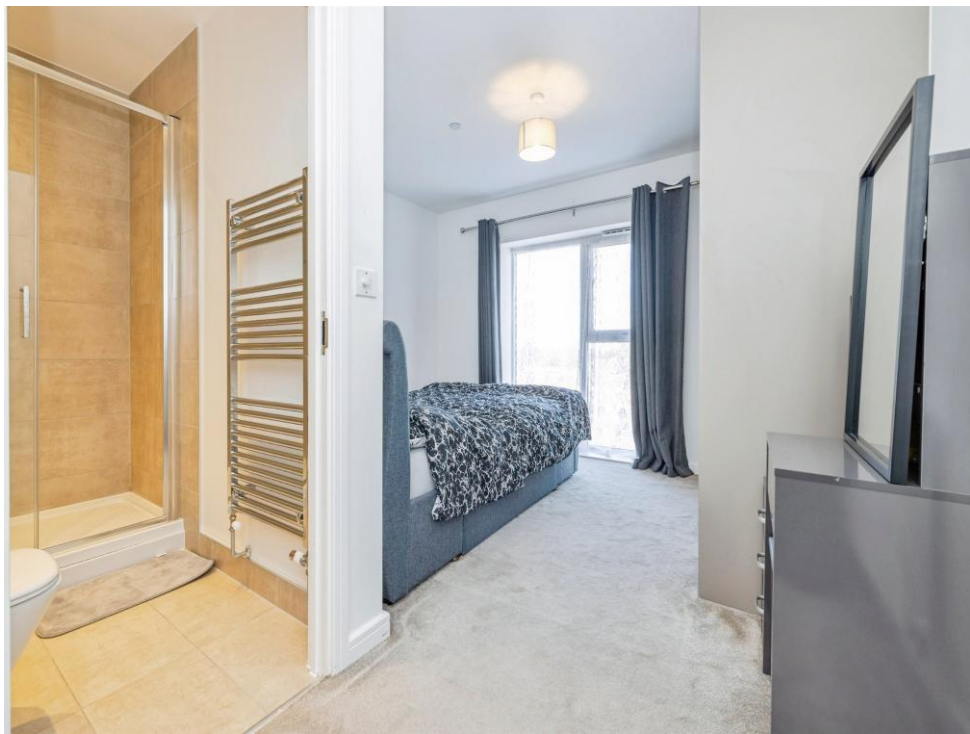
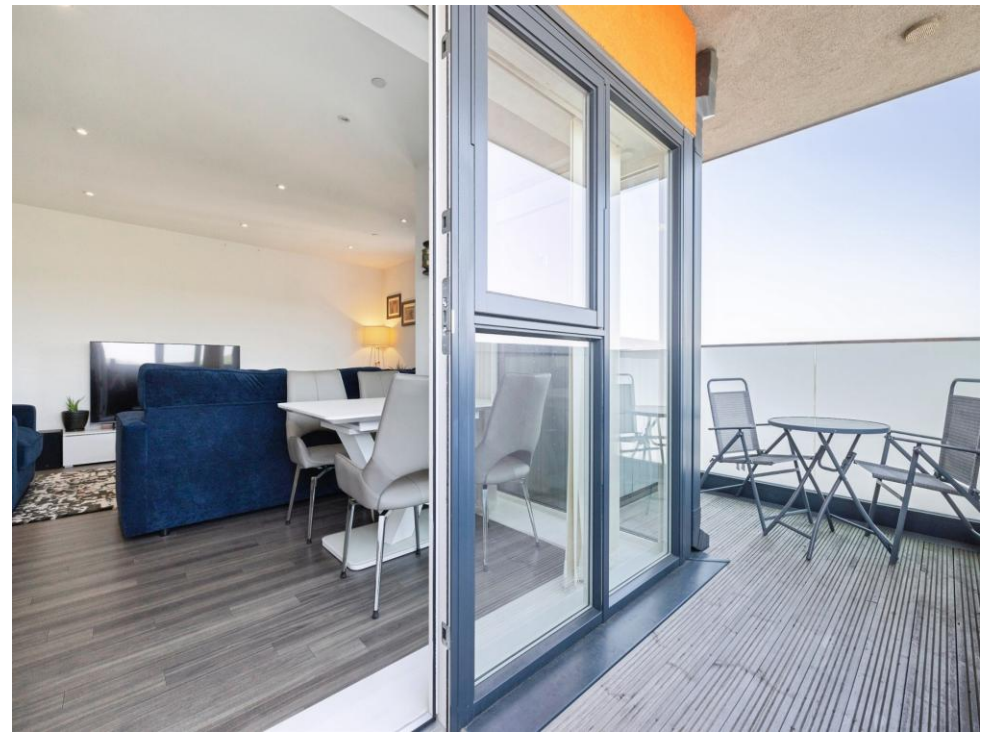
## Balcony

L-shaped balcony.

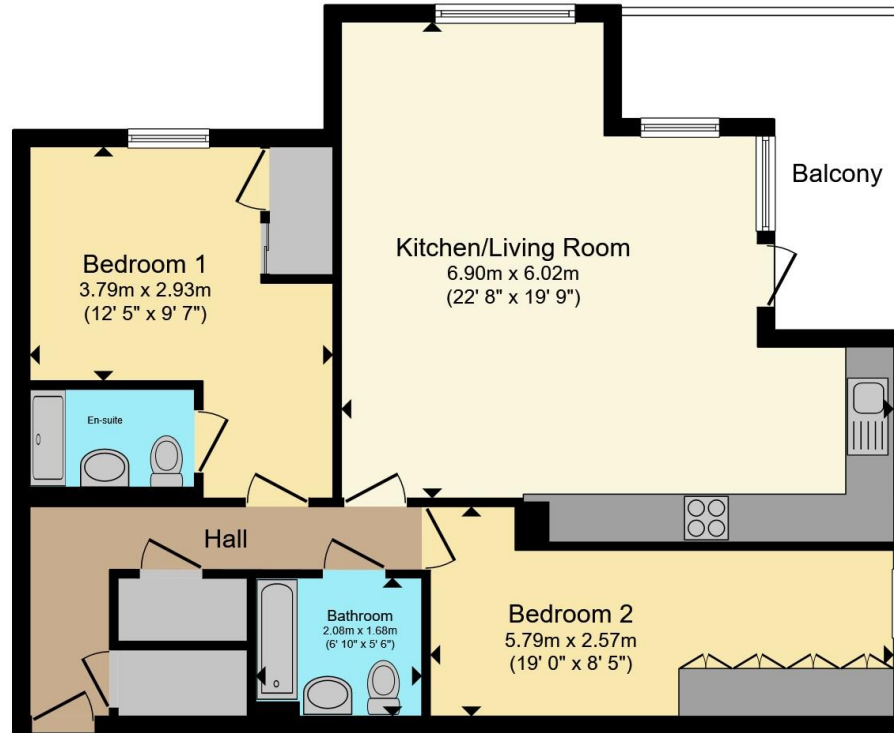
## Parking

Secure allocated parking.









Total floor area 78.0 m<sup>2</sup> (840 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

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: B    Council Tax  
 Band: C

Service Charge:  
 2394.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315181](http://connells.co.uk/Property/WTF315181)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 16 Oct 2020. 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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