



**Connells**

Frogmore Avenue  
Watford





## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this immaculately presented fourth floor purpose-built apartment to the market that is situated on a popular gated development in Central Watford.

The property comprises of a sizeable reception room, a modern integrated fitted kitchen, one double bedroom and a modern bathroom suite. Benefits include a 999-year lease, NHBC warranty remaining, a permit parking space as well as an private west facing balcony area.

The property is conveniently located with access to several transport links including being a short walk from Bushey Station and Watford High Street station with direct links to London Euston, the A41 & M1 motorways as well as being a short distance from Watford Junction mainline station. There are a variety of shops and amenities within walking distance including Lidl, Tesco's Extra store as well as being a 5 minutes' walk away from the vibrant Watford town centre with its array of eateries, shops, amenities entertainment and recreational facilities.

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

## Entrance Hall

Two storage cupboards, radiator, entry phone system and doors to all rooms.

## Living Room / Kitchen

23' 8" MAX x 13' 5" MAX ( 7.21m MAX x

4.09m MAX )

Window to side aspect, television point, telephone point, radiator, door to balcony.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink unit with mixer tap, integrated hob and oven, extractor hood, integrated washing machine, dishwasher and fridge/freezer.

## Bedroom One

16' 4" MAX x 9' MAX ( 4.98m MAX x 2.74m MAX )

Window to side aspect, radiator, fitted wardrobe.

## Bathroom

Bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, extractor fan, shaving point, heated hand towel rail.

## Outside

## Balcony

West facing decked balcony.

## Parking

One permitted parking space.



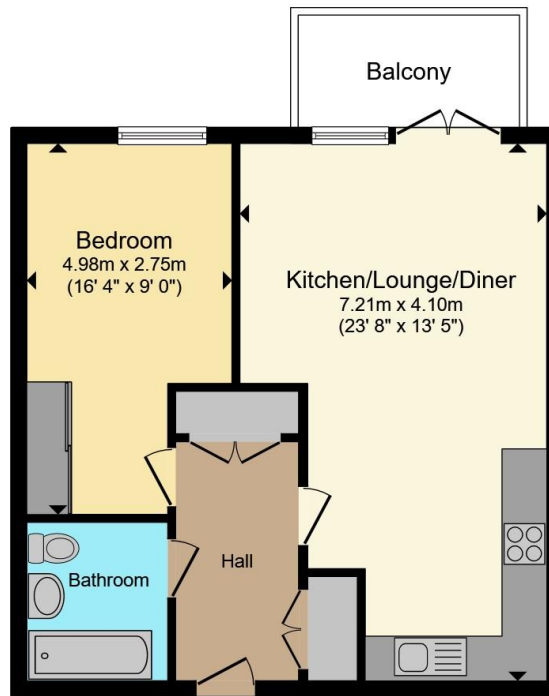












**Floor Plan**

Total floor area 50.2 m<sup>2</sup> (540 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)

**Connells**

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:  
 1600.00

Ground Rent:  
 280.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314915](http://connells.co.uk/Property/WTF314915)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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