



Connells

Nash Trade House Woodford Road
Watford

Nash Trade House Woodford Road Watford WD17 1PB

for sale guide price
£270,000



Property Description

An excellent opportunity for first-time buyers and investors, benefiting from strong rental demand thanks to its proximity to Watford Junction Station and fast links into Central London.

Situated within a modern development, this stylish first-floor apartment offers contemporary living and is ideally positioned for commuters, with Watford Junction Station just a short walk away and direct trains to London Euston in around 20 minutes as well as convenient access to the M1 and M25 motorways.

Beautifully presented and ready to move straight into, the apartment features a spacious, light-filled layout with excellent storage throughout. Accommodation includes a generous open-plan living/dining area, a modern designer kitchen with integrated appliances, a double bedroom with built-in wardrobes, and a contemporary bathroom suite.

A standout feature is the private balcony, providing valuable outdoor space rarely found in many comparable one-bedroom apartments.

Ideally located close to Cassiobury Park and within easy reach of Watford town centre, the property combines modern, low-maintenance living with excellent transport links, making it a perfect home for professionals, first-time buyers and investors alike.

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

Entrance Hall

Front door, secure entry phone system, utility/storage cupboard.

Utility Cupboard

Plumbing for washing machine.

Lounge / Kitchen

22' 4" MAX x 12' 8" MAX (6.81m MAX x

3.86m MAX)

Windows to side aspect, television point, telephone point, radiator, door to balcony, open plan to kitchen.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, sink with drainer, gas hob with extractor hood, eye level electric hob, integrated microwave, dishwasher and fridge/freezer.

Bedroom One

16' 1" + Wardrobe x 11' 6" MAX (4.90m + Wardrobe x 3.51m MAX)

Window to side aspect, built in wardrobe, built in cupboard, radiator.

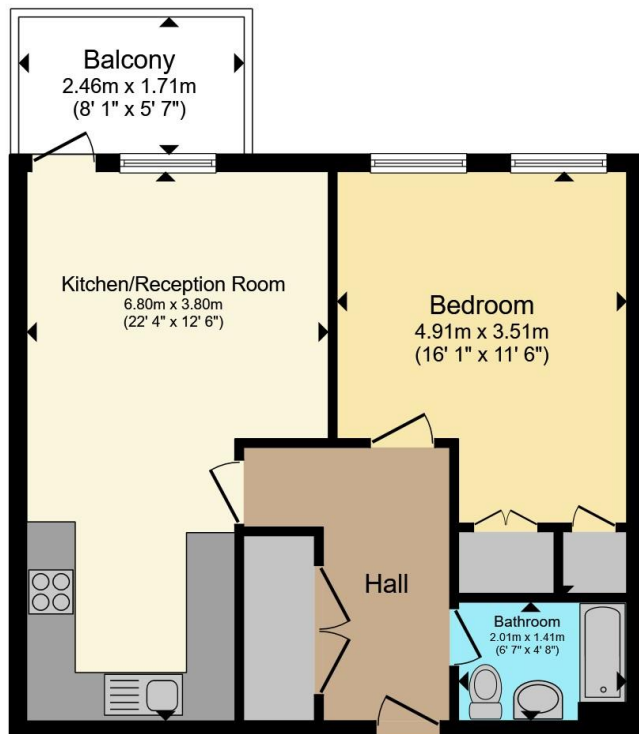
Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, hand towel rail, extractor.

Outside

Balcony





Total floor area 50.4 m² (542 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B Council Tax
Band: C

Service Charge:
1120.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314694

This is a Leasehold property with details as follows; Term of Lease 126 years from 24 Jun 2018. Should you require 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF314694 - 0012