



**Connells**

Repton House Sydney Road  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this immaculately presented twelfth floor apartment to the market that is situated within a popular residential location in West Watford.

The property is modern throughout, finished to a high specification and briefly comprises of an open plan living area with a modern fitted kitchen with integrated appliances, two double bedrooms with built in wardrobes and a bespoke bathroom suite with smart-tech features. Benefits include a long lease remaining, lift access to all floors, a secure entry system, a private balcony with views overlooking the fields, access to the well-maintained communal gardens, NHBC warranty remaining as well as all furniture included in sale price.

Ideal for buy to let investors or families this property is conveniently located with access to several transport links including Watford High Street and Watford Junction that provide direct links into London as well as the A41, M25 & M1 motorways. Watford Town Centre is only a short walk away providing numerous shops, amenities, entertainment and recreational facilities.

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

## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

## Communal Entrance

Secure entry system, lift and stairs to all floors.

## Entrance Area

Front door, secure phone entry system.

## Lounge / Diner / Kitchen

Irregular Shaped Room 22' 2" MAX x 15' 5" MAX ( 6.76m MAX x 4.70m)

Open plan living area, dual aspect window to front and side aspect, patio door to balcony, television point, telephone point, storage cupboard, radiators.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, stainless steel sink with drainer electric hob with extractor hood, electric eye level oven, integrated dishwasher, washer/dryer and fridge/freezer.

## Bedroom One

Irregular Shaped Room 22' 3" MAX x 9' 8" MAX ( 6.78m MAX x 2.95m)

Window to front aspect, fitted wardrobe, radiator.

## Bedroom Two

10' 5" MAX x 10' 3" MAX ( 3.17m MAX x 3.12m MAX )

Window to front aspect, fitted wardrobe, radiator.

## Bathroom

Smart-tech bathroom features including touch screen taps, automatic bath fill and light up vanity units, bath with mixer taps and overhead shower, glass shower screen, enclosed cistern WC, vanity basin, heated hand towel rail, cupboard.

## Outside

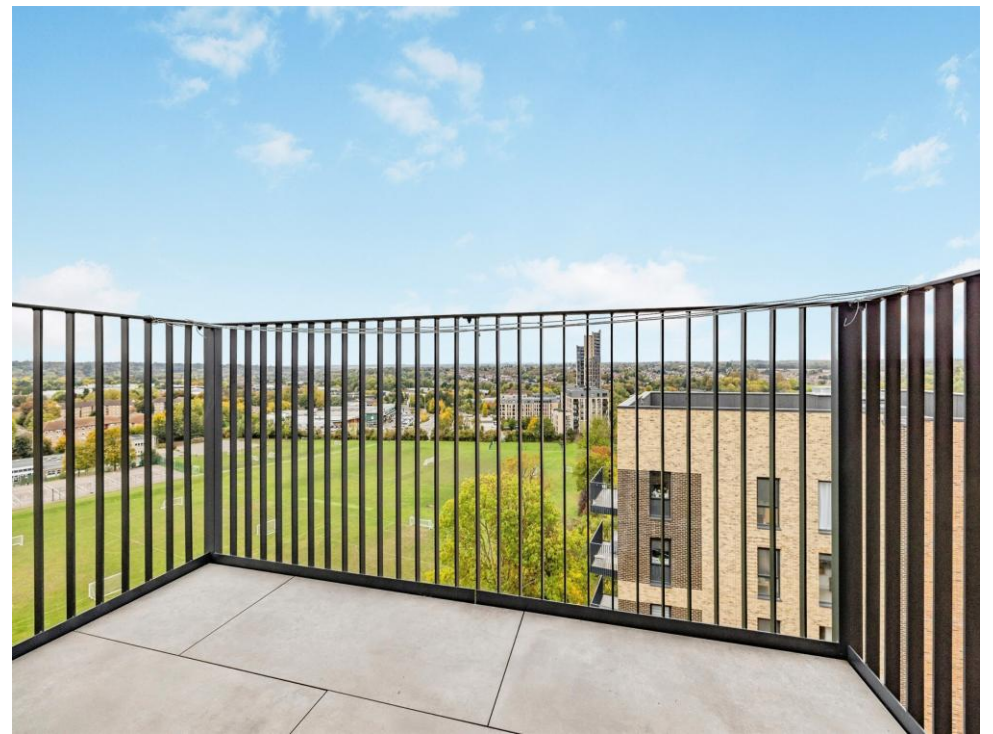
### Balcony

Paving, railing.

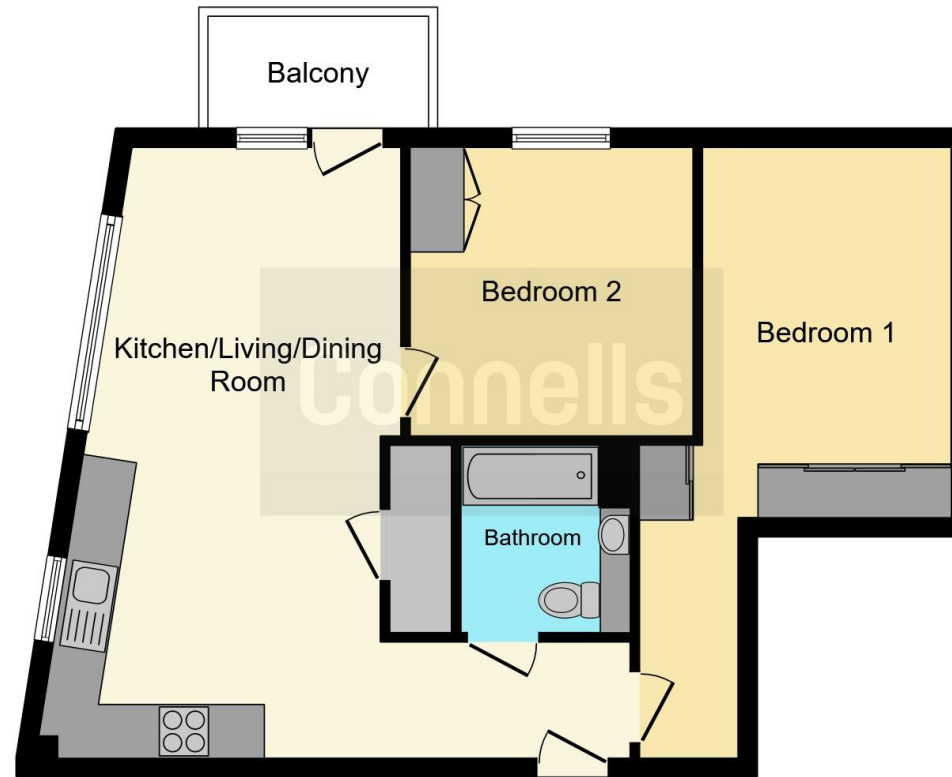
### Communal Gardens

Well maintained communal gardens.









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.focalagent.com](http://www.focalagent.com)

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: C Council Tax  
Band: D

Service Charge:  
1500.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314753](http://connells.co.uk/Property/WTF314753)**

This is a Leasehold property with details as follows; Term of Lease 250 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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF314753 - 0008