

Connells

Catalonia Apartments Metropolitan Station Approach
Watford

Catalonia Apartments Metropolitan Station Approach Watford WD18 7BL

for sale
£375,000







Property Description

Connells are delighted to bring this well-presented, larger than average ground floor apartment to the market, ideally located within a sought-after development in Watford.

The accommodation offers a spacious living area with an open-plan, modern integrated fitted kitchen, two generously sized double bedrooms with wardrobes, and a contemporary family bathroom.

Additional features include an en-suite to the master bedroom, an additional office area with fitted storage, an allocated underground parking space and exclusive access to residents' leisure facilities, including a swimming pool, gym, and dance studio and communal gardens with a children's playground.

Perfectly suited to first-time buyers and investors alike, the property is conveniently positioned for excellent transport links, including Watford Metropolitan Station, as well as easy access to the A41, M25, and M1. Cassiobury Park and Watford High Street are also within close proximity, offering a wide range of shops, restaurants, and leisure amenities.

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

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Communal Entrance

Front door with security intercom system, lift and stairs to all floors.

Entrance Hall

Front door, radiator, entryphone system, storage cupboard.

Living Room / Kitchen

Dual aspect windows to side and rear aspect, radiator, telephone point, television point, range of fitted storage, sliding patio door to balcony.

Fitted kitchen comprising wall and base units with work surfaces and splash-backs to complement, windows to side aspect, sink with drainer, integrated electric oven and hob with extractor hood, wall mounted boiler, integrated dishwasher, washing machine, microwave and fridge/freezer.

Office Room

Range of fitted storage units and desk, radiator.

Bedroom One

Window to side aspect, door to balcony, radiator, built in wardrobe and door to en suite.

En-Suite

Shower cubicle, vanity wash hand basin, WC, extractor fan and heated towel rail.

Bedroom Two

Window to rear aspect, radiator and range of fitted wardrobes.

Bathroom

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

Outside

Private Balcony

L-Shaped balcony, paved, railing.

Parking

Underground allocated parking space and additional visitor parking.

Communal Gardens

Well maintained communal gardens and play area.

Resident's Leisure Facilities

Including gym, swimming pool and dance studio for resident's use.



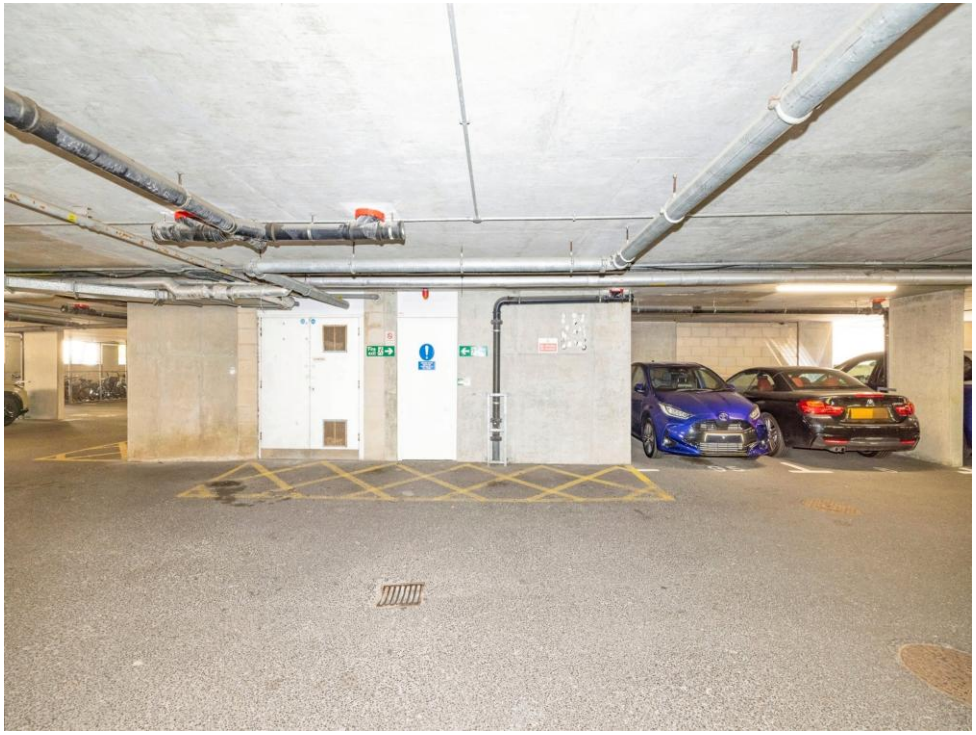
















Total floor area 85.3 m² (918 sq.ft.) approx

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

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: D

Service Charge: 4155.12

Ground Rent: 275.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315466

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.