



Connells

Cavalli Apartments Modena Mews
Watford



Property Description

Connells are delighted to bring this immaculately presented first-floor apartment to the market situated on a popular development in Watford. The property has been beautifully maintained throughout by its current owners and comprises a spacious reception room, modern fitted kitchen/diner, two double bedrooms and a family bathroom suite. Benefits include a walk-in wardrobe to the master bedroom, two balcony areas, an allocated parking space and additional visitor bays as well as access to the residents' communal gardens, swimming pool, gym and dance studio.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Metropolitan Station (0.1 miles away) as well as the A41, M25 and M1 motorways. There are a variety of well-regarded schools within catchments including Watford Grammar schools. Cassiobury Park and Watford High Street are just a short distance away providing numerous amenities, eateries, entertainment and recreational facilities.

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

Entrance Hall

Front door, storage cupboard, radiator.

Living Room

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

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, sink with drainer, electric oven, electric hob, integrated for washing machine, space for fridge/freezer, space for dining area, door to balcony.

Bedroom One

Window to side aspect, fitted wardrobes, additional walk-in wardrobe, radiator.

Walk In Wardrobe

Bedroom Two

Window to side aspect, radiator.

Shower Room

Shower cubicle, floating wash hand basin, vanity unit, WC, heated towel rail.

Outside

Balconies

Two private balconies from the living room and kitchen with views over communal gardens.

Parking

One allocated parking bay & additional visitor bays.

Communal Grounds

Stunning landscaped communal gardens.

Communal Facilities

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





First Floor

Total floor area 75.2 m² (809 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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6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: D

Service Charge:
 3000.00

Ground Rent:
 275.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315252

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 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.

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