



Connells

Gladstone Road
Watford



Property Description

**** SHARE OF FREEHOLD **** Connells are pleased to bring this well-presented first floor, split-level maisonette to the market that is situated on a popular residential road in Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, one double bedroom as well as a modern bathroom suite. The property benefits from being share of freehold, no ground rent or service charges as well as a private garden area.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction & Watford High Street Stations that have direct links into London Euston as well as the A41, M1 and M25 motorways. The property is also just a short distance to the vibrant Watford Town Centre that provides numerous shops, amenities, eateries, entertainment and recreational facilities.

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

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to front aspect, sink with mixer tap, electric eye-level oven, gas hob with extractor hood, integrated washing machine, space for fridge/freezer, space for dining area, radiator stairs to second floor.

Bedroom One

Window to rear aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, radiator.

Second Floor

Stairs from kitchen area.

Living Room

Velux windows to front and rear aspect, television point, telephone point, radiator, storage in eaves.

Outside

Private Rear Garden Area

Parking

Entrance Hall

Front door, stairs to first floor landing.

First Floor Landing

Window to rear aspect, stairs from entrance, storage cupboard.

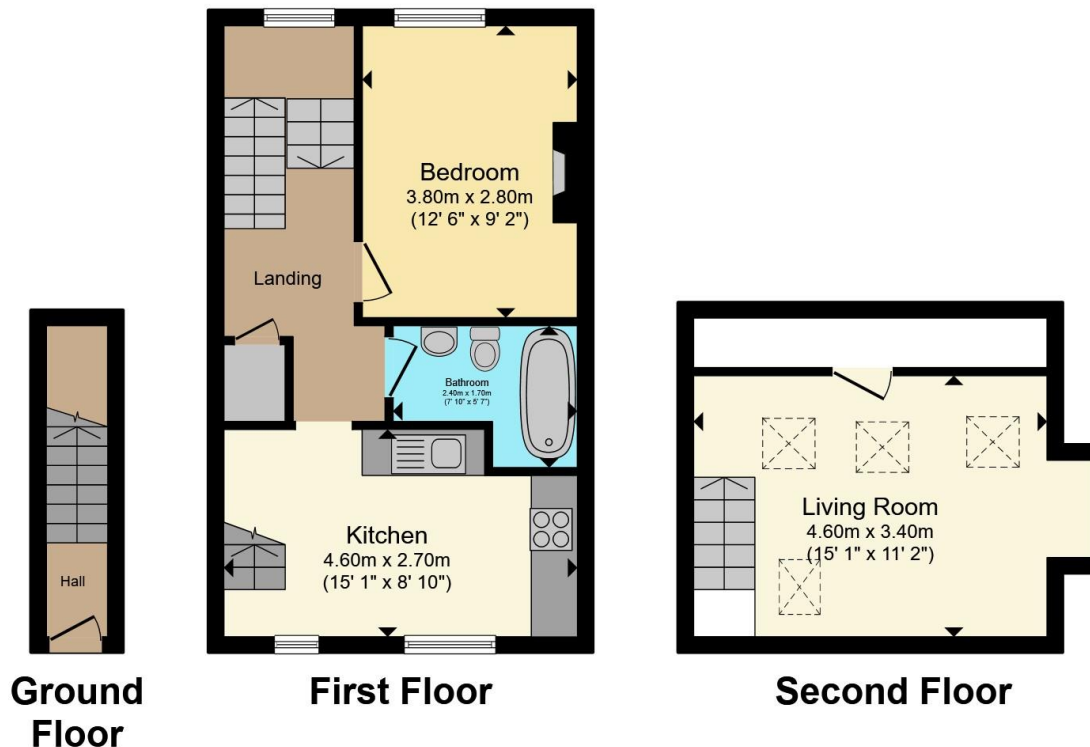
Kitchen

On-street permitted parking.









Total floor area 56.7 m² (610 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



To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315323

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988. 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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