



Connells

Catalonia Apartments Metropolitan Station Approach
Watford

Catalonia Apartments Metropolitan Station Approach Watford WD18 7BL

for sale offers in excess of
£375,000



Property Description

Connells are pleased to present this well-presented upper ground floor apartment, ideally located within a sought-after development in Watford.

The accommodation offers a spacious living area with an open-plan, contemporary fitted kitchen, two generously sized double bedrooms, and a modern family bathroom. The principal bedroom further benefits from its own en-suite.

Additional features include 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 the AML fee covers 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, large storage cupboard.

Living Room / Kitchen

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

Fitted kitchen comprising wall and base units with work surfaces and tiling to complement, sink with drainer, integrated oven, hob with extractor hood, wall mounted boiler, plumbing for dishwasher, washing machine and space for fridge/freezer.

Bedroom One

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

En Suite

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

Bedroom Two

Window to rear aspect, radiator and built in

wardrobes.

Bathroom

Bath with shower attachment over, vanity wash hand basin, WC, extractor fan, heated towel rail and shaver point.

Outside

Private Balcony

Parking

Underground allocated parking space and additional visitor parking.

Communal Gardens

Well maintained communal gardens and play area.

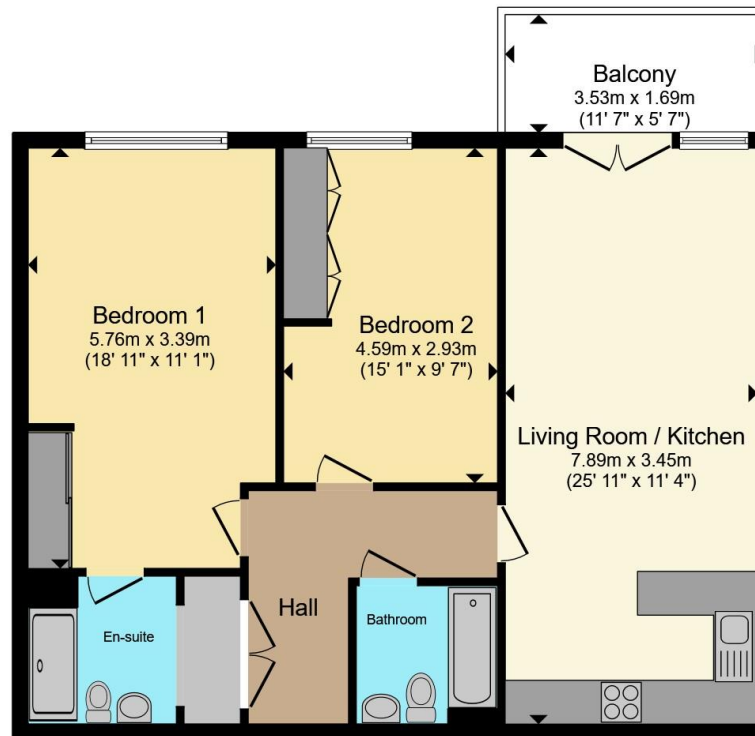
Resident's Leisure Facilities

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









Total floor area 78.7 m² (847 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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E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 3000.00

Ground Rent:
 275.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315363

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

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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