



Connells

Lincoln Drive
Watford

Lincoln Drive
Watford WD19 7BB

for sale guide price
£250,000



Property Description

Connells are delighted to bring this well-presented ground floor apartment to the market that is located on a popular residential road in South Oxhey, within easy reach of the local amenities. Internally the property offers a large lounge/diner, well-appointed fitted kitchen, two double bedrooms and a contemporary bathroom suite. Externally the property features well maintained communal grounds with residential bays.

The property is ideally placed within walking distance to Carpenders Park Train Station with direct links into Euston Station as well as excellent transport links to the surrounding areas to include the M25, M1 and A41. The local leisure centre, amenities and local schooling are all within a stone's throw away making it an ideal opportunity for investment purposes or first time buyers.

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

Communal Entrance

Stairs to all floors.

Entrance Hallway

Front door, storage cupboards.

Living Room

Window to front aspect, radiator, television point and telephone point.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

Bedroom One

Windows to front and side aspect, fitted wardrobes, radiator.

Bedroom Two

Windows to rear and side aspect, radiator.

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, radiator.

Outside

Communal Grounds

Laid to lawn, bedding areas, seating area, communal washing lines.

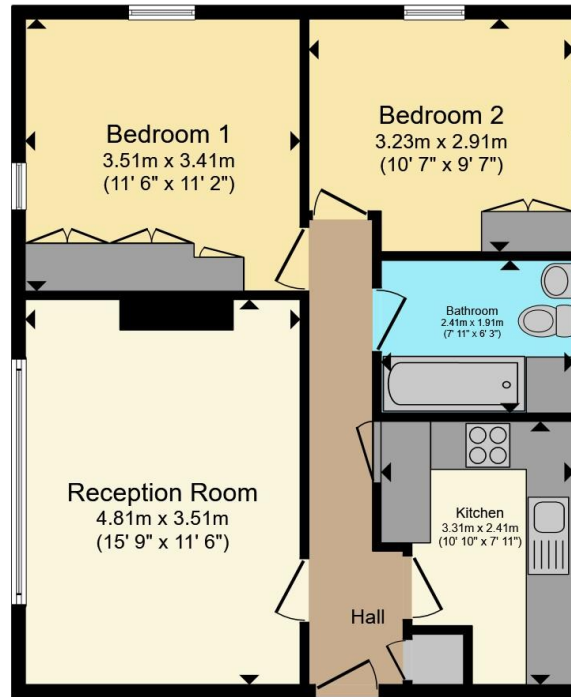
Parking

Off-street residential parking.









Ground Floor

Total floor area 56.9 m² (612 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1440.00

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315284

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1985. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF315284 - 0002