



**Connells**

Mildred Avenue  
Watford



### Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are please to present this well-presented ground-floor apartment to the market that is situated on a popular residential road in Watford.

The property briefly comprises of an open plan reception room with well-appointed fitted kitchen, two well-proportioned bedrooms and a family bathroom suite. Benefits include a 999-year lease, share of the freehold, no ground rent or service charges, off-street parking as well as additional on-street permit parking.

Ideal for first time buyers or investors, the property is conveniently located within walking distance to Watford Met Station, Cassiobury Park and the Town Centre with its vast array of amenities, shops and eateries. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments.

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

### Entrance

### Living Room / Kitchen

Windows, television point, telephone point, electric radiator, storage cupboard.

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

### Bedroom One

Window, electric radiator.

### Bedroom Two

Window, electric radiator.

### Bathroom

Window, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail.

### Outside

### Parking

One off-street parking space & additional on-street permit parking.





Total floor area 39.4 m<sup>2</sup> (424 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](http://www.propertybox.io)

Connells



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

EPC Rating: D Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315124](http://connells.co.uk/Property/WTF315124)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. 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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