

Connells

Flaxen Court Epsom Road
Watford

Flaxen Court Epsom Road
Watford WD18 8BF

for sale
£300,000







Property Description

Connells are delighted to present this well-proportioned ground floor apartment, ideally situated in a sought-after residential development in Watford. Offering modern living throughout, this attractive home is perfect for first-time buyers, downsizers or investors alike.

The property benefits from a private entrance, providing an added sense of privacy and independence rarely found in apartment living. Inside, you are welcomed into a bright and spacious open plan reception room, a modern integrated kitchen, a generous double bedroom, alongside a contemporary bathroom suite, to the rear, the property enjoys its own private garden. Further benefits include allocated parking space and a long lease remaining, ensuring peace of mind for future ownership.

The property is conveniently positioned within easy reach of Watford town centre, offering an excellent selection of shops, restaurants, and leisure facilities, including the popular Watford shopping centre. For commuters, the property benefits from fantastic transport links, with nearby stations such as Watford High Street and Watford Junction, providing direct services into London Euston as well as major road networks including the M1, M25, and A41 are also easily accessible.

Viewing is highly recommended.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

Living Room / Kitchen

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

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to front aspect, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

Hallway

Storage cupboard, door to all rooms, door to rear garden.

Bedroom One

Window to rear aspect, electric radiator.

Bathroom

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

Outside

Private Rear Garden

Parking

Allocated parking space.



















Ground Floor

Total floor area 54.0 m² (581 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: 840.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315414

This is a Leasehold property with details as follows; Term of Lease 991 years from 01 May 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.