

Connells

Dyson Court Lower High Street
Watford

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Watford WD17 2NU

for sale
£120,000







Property Description

**NO UPPER CHAIN ** A well-presented first floor over 60's retirement flat ideally located in Central Watford, a 'stone's throw' from Watford High Street. The property comprises of a spacious living room, a modern fitted kitchen, two well-proportioned bedrooms and a shower room. Benefits include a renewed 99 year lease on completion, an on-site scheme manager, communal facilities for residents, gas central heating and off-street parking for residents and visitors.

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

** Affordable home ownership scheme: price based on 70% shared equity of the open market value. The 30% share not purchased is a 'payment discount' which is locked into the property. Owners do not pay any rent to Home Group on the percentage not purchased but they must pay a service charge. **
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.

Agents Note

Communal Entrance Hall

Communal entrance door, phone entry system, lift and stairs to all floors.

Entrance Hall

Front door, security entry-phone, storage cupboard.

Living Room

18' 5" MAX x 10' 5" (5.61m MAX x 3.17m)
Window to front aspect, radiator, telephone point, television point.

Kitchen

8' 3" MAX x 7' 9" MAX (2.51m MAX x 2.36m MAX)
Fitted kitchen comprising wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, gas hob with extractor hood. eye level oven, plumbing for washing machine, integrated dishwasher and fridge/freezer.

Bedroom One

17' 8" MAX x 9' 11" MAX (5.38m MAX x 3.02m MAX)
Window to front aspect, fitted wardrobes. radiator.

Bedroom Two

13' 9" MAX x 6' 7" MAX (4.19m MAX x 2.01m MAX)
Window to front aspect, fitted cupboards and desk, radiator.

Shower Room

Walk in shower cubicle, tiling to walls, vanity wash hand basin, heated hand towel rail, extractor fan, low level WC.

Outside

Communal Gardens

Access to landscaped communal gardens.

Communal Facilities

Laundry room comprised of washing machines for resident's. Communal lounge area hosting an array of social activities.

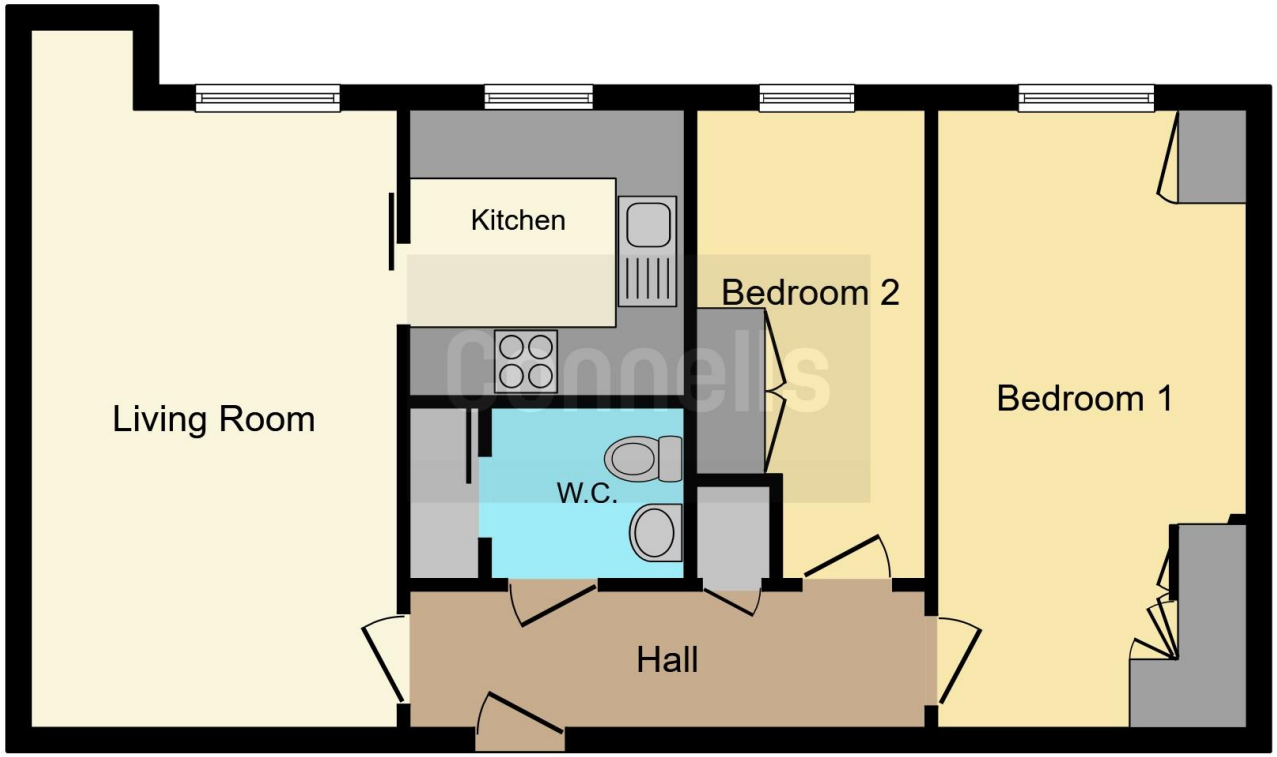
Parking

Off-street parking for residents and

visitors.











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.focalagent.com

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: B

Service Charge: 3600.72

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313893

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Jul 2008. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.