



**Connells**

Rembrandt House Whippendell Road  
Watford



## Property Description

Connells are delighted to bring this immaculately presented top floor split level apartment to the market that is situated on a popular road in West Watford. The property comprises of a spacious open-plan lounge and dining area, a modern integrated fitted kitchen with AEG appliances, three well-proportioned bedrooms and a modern bathroom suite. Benefits include a separate utility cupboard, an en-suite to the master bedroom, video phone entry system and private allocated parking and secure bike shed.

The property is conveniently located with access to several transport links including Watford Metropolitan Station as well as easy access to major road links including the M1, M25, and A41. There are a variety of local shops, reputable schools and Cassiobury Park within walking distance as well as the vibrant Watford Town Centre being a short distance away (15 minute walk) providing further eateries, amenities, entertainment and recreational facilities.

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

## Entrance Hall

Front door, phone entry system, storage cupboard, stairs to first floor, utility cupboard.

## Utility Cupboard

Plumbing for washing machine.

## Kitchen / Living Room

24' 1" MAX x 14' 5" MAX ( 7.34m MAX x 4.39m MAX )

Windows to front aspect, television point, telephone point, radiator.

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

## Bedroom Two

11' x 9' 8" ( 3.35m x 2.95m )

Window to rear aspect, radiator.

## Bedroom Three

8' 7" x 8' 6" ( 2.62m x 2.59m )

Window to rear aspect, radiator.

## Bathroom

Bath with mixer taps and overhead shower, glass shower screen, enclosed cistern WC, wash hand basin, heated hand towel rail.

## First Floor

### Bedroom One

20' MAX x 9' + Wardrobe ( 6.10m MAX x 2.74m + Wardrobe )

Window to front aspect, skylights, storage in eaves, built in wardrobes, radiator, door to en-

suite.

## En-Suite

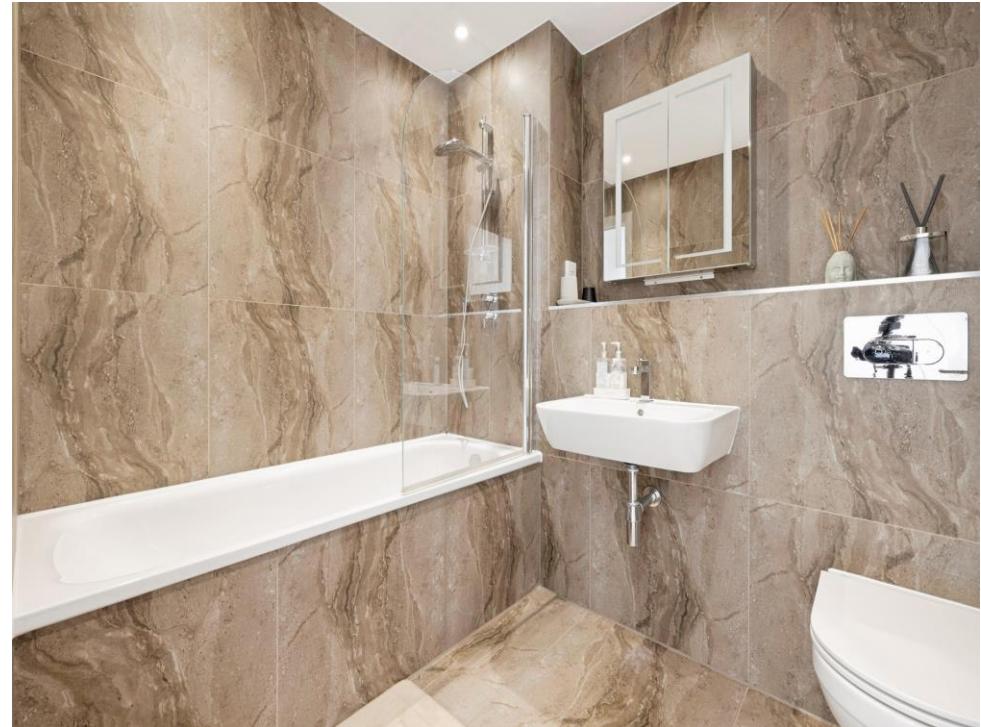
Shower cubicle, enclosed cistern WC, wash hand basin, heated hand towel rail.

## Outside

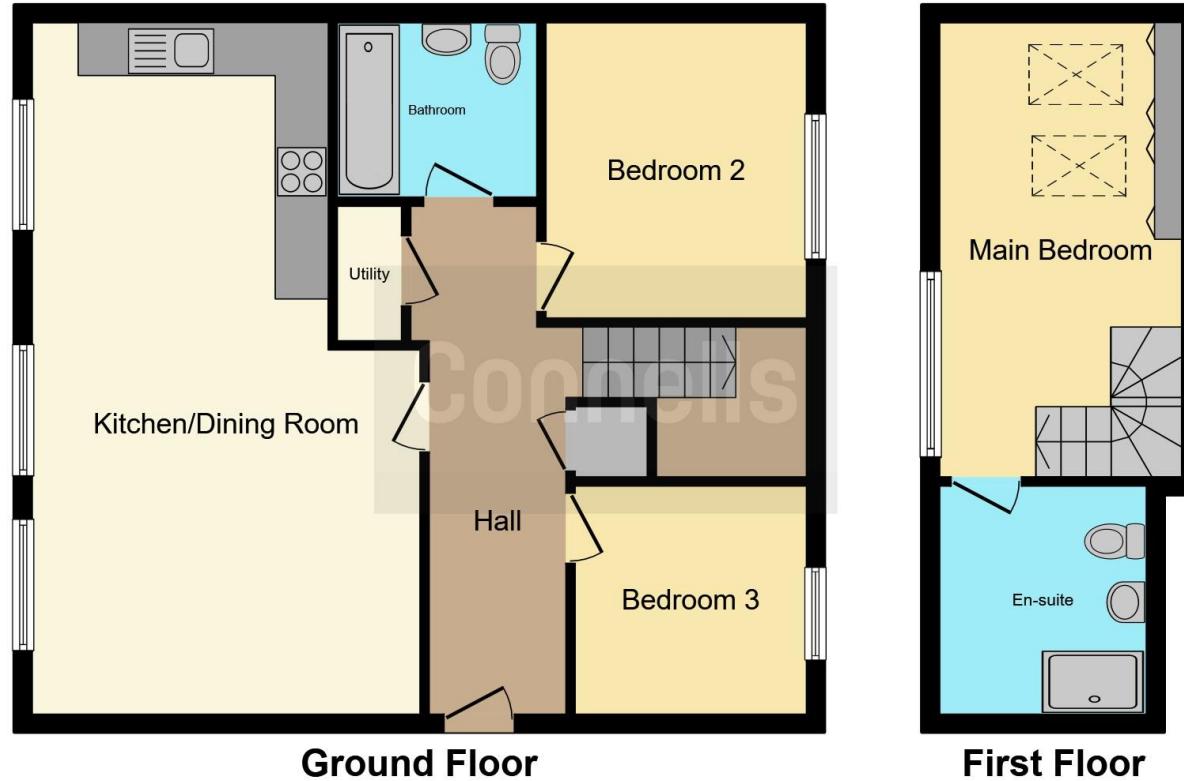
## Parking

Gated underground allocated parking space.









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](http://www.focalagent.com)

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: F

Service Charge:  
 2000.00

Ground Rent:  
 450.00

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/WTF314597)** [connells.co.uk/Property/WTF314597](http://connells.co.uk/Property/WTF314597)

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Jun 2017. 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.

