Connells

Lynbury Court Rickmansworth Road Watford

Lynbury Court Rickmansworth Road Watford WD18 7HL

for sale offers in excess of **£385,000**

Property Description

** SHARE OF FREEHOLD ** Connells are pleased to bring this immaculately presented first floor apartment to the market that is situated within a quiet residential cul-de-sac in Watford. The property is in great decorative order throughout and briefly comprises of a sizeable reception/dining room, a modern fitted kitchen, two double bedrooms and a contemporary shower room. Benefits include an additional en-suite bathroom to the master bedroom, a private balcony overlooking Cassiobury park, access to the well-maintained communal grounds, off-road parking as well as a garage.

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. 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.

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.

Entrance Porch

Front door, door to entrance hall.

Entrance Hall

Radiator, doors to all rooms.

Reception / Dining Room

Window to front aspect, television point, telephone point, sliding patio door to balcony, range of fitted units/shelving, feature fire place, radiator.

Kitchen

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

Bedroom One

Window to rear aspect, door to en-suite, radiator

En-Suite Bathroom

Bath with mixer taps and shower attachment, WC, vanity wash hand basin, heated towel rail.

Bedroom Two

Window to front aspect, radiator.

Shower Room

Shower cubicle, WC, vanity wash hand basin, heated towel rail.

Outside

Private Balcony

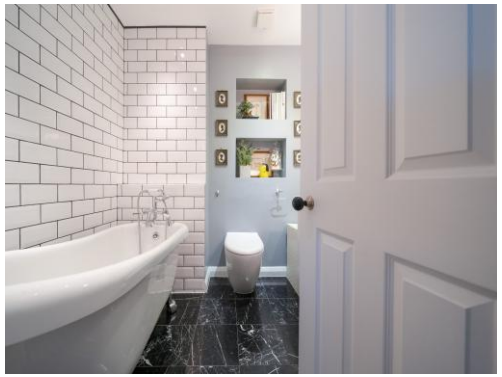
Views overlooks Cassiobury Park.

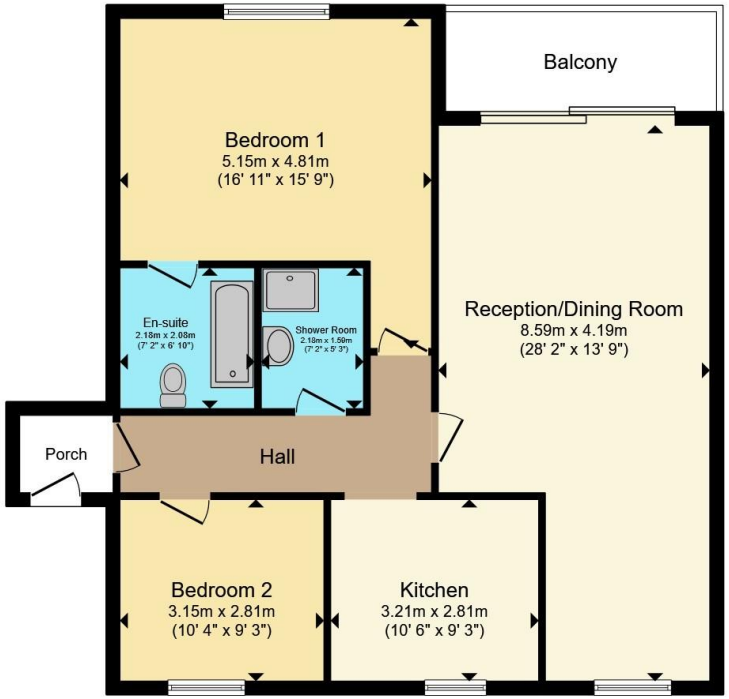
Parking

Off-street residential parking.

Garage

Up and over door.





Total floor area 86.1 m² (927 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

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: D

Service Charge: 2500.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314704

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1979. 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.