





Property Description

Connells are delighted to bring this well-presented second floor apartment to the market that is situated within a private gated development in West Watford. The property comprises of a spacious open-plan lounge and dining area, a modern fitted kitchen, one double bedroom with fitted wardrobes and a modern bathroom suite. Benefits include private allocated parking, additional visitor bays, a long lease remaining (999 years from 01/01/2023) as well as access to the well-maintained communal gardens.

The property is conveniently located with access to several transport links including Watford Metropolitan Station (10-minute walk) 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 providing further eateries, amenities, entertainment and recreational facilities.

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

Agents Note: Please note that the AML fee covers 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 Hall

Front door, storage/airing cupboard, loft access.

Lounge / Kitchen

Window to side aspect, television point, telephone point, radiator, open plan with kitchen.

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

Bedroom One

Windows to side aspect, fitted wardrobe, radiator.

Bathroom

Velux window to side aspect, WC, wash hand basin, bath with mixer taps and overhead shower, radiator.

Outside

Parking

Allocated parking space & additional visitor bays.

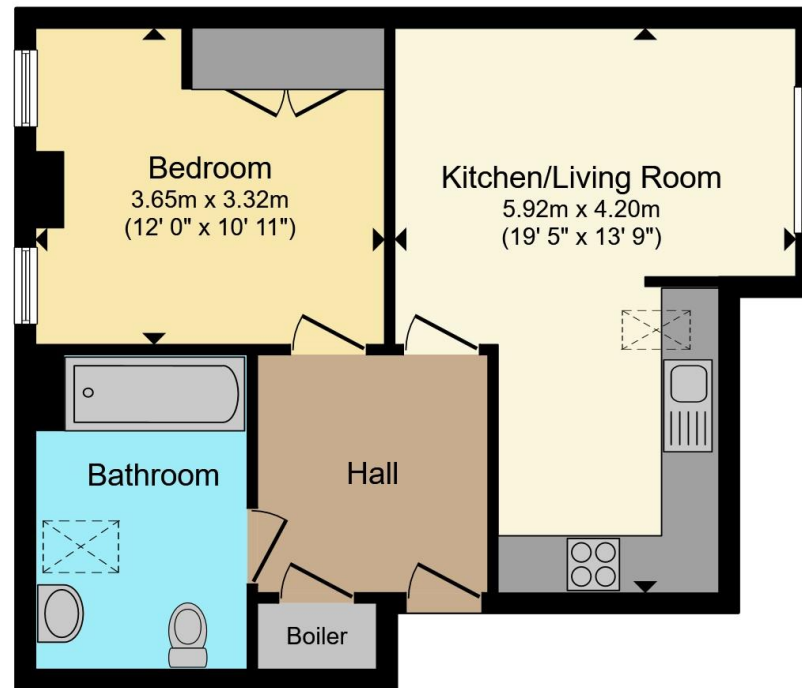
Communal Garden

Well-maintained communal gardens.









Second Floor

Total floor area 47.3 m² (509 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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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1741.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315339

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. 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.



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