

Connells

Chiltern Court Marri Street
Watford

Chiltern Court Marri Street
Watford WD24 5FZ

for sale guide price
£325,000







Property Description

Connells are delighted to bring this well-presented seventh floor apartment to the market that is situated within a sought-after location, only a five-minute walk from Watford Junction Station.

The property is modern throughout and comprises of an open plan living area with a modern fitted kitchen with integrated appliances, a double bedroom with built in wardrobes and a bespoke bathroom suite with smart-tech features. Benefits include approx. 993 years remaining on the lease, NHBC warranty remaining, no ground rent charges, lift access to all floors, a secure entry system, a private terrace area with direct access to the communal roof top terrace with views over Watford as well as access to well-maintained communal gardens.

An ideal home for first-time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction Station with easy access to London Euston. Watford Town Centre is only a short walk away providing numerous shops, amenities, entertainment and recreational facilities.

For more information or to arrange a viewing, 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.

Communal Entrance

Secure entry system, lift and stairs to all floors.

Entrance Hall

Front door, secure phone entry system, storage cupboard.

Lounge / Diner / Kitchen

22' 3" MAX x 19' 9" MAX (6.78m MAX x 6.02m MAX)

Open plan living area, window to front aspect, patio door to terrace balcony, television point, telephone point, radiators.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer with filtered tap, hot water tap, electric hob with extractor hood, electric eye level oven, integrated dishwasher, washing machine and fridge/freezer.

Bedroom One

14' 2" MAX x 10' 6" MAX (4.32m MAX x 3.20m MAX)

Window to side aspect, built in wardrobes, radiator.

Bathroom

Smart-tech bathroom features including touch screen taps, automatic bath fill and light up vanity units, bath with mixer taps and

overhead shower, glass shower screen, enclosed cistern WC, vanity basin, heated hand towel rail, cupboard.

Outside

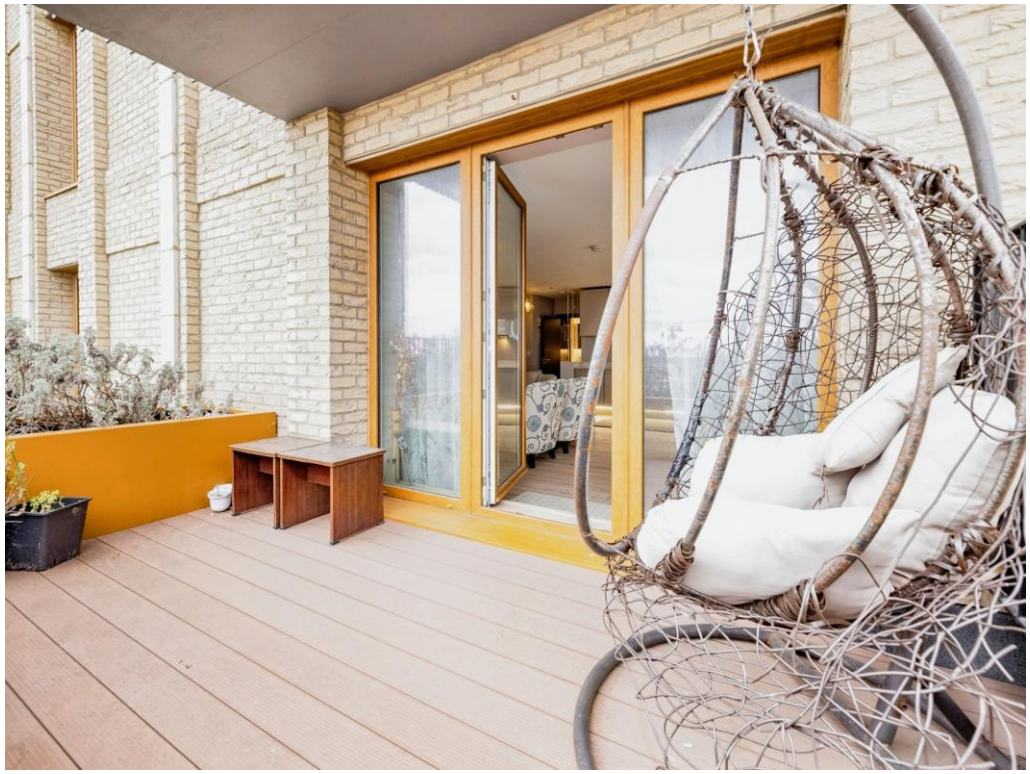
Private Terrace

Private terrace area with direct access to the communal roof top terrace.

Communal Roof Top Terrace

Communal Gardens

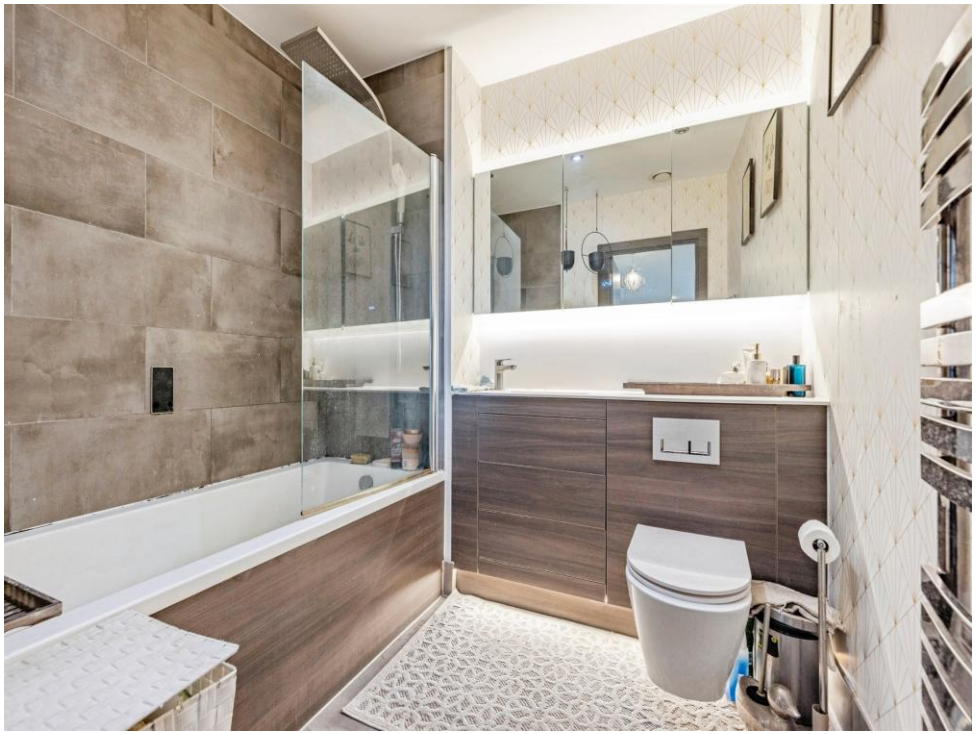
Well maintained communal gardens with recreational area.



















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: B

Council Tax Band: C

Service Charge: 1500.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314613

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.