Connells

Evolution St. Albans Road
Watford

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Watford WD25 0LH

for sale guide price
£290,000

Property Description

Great investment opportunity for first time buyers or as a buy to let opportunity. The apartment boasts two good size bedrooms with an ensuite to the master bedroom, a separate bathroom, a spacious living room with dining area and modern fitted kitchen. There is good storage space in the entrance hall and a secure telephone entry system to enter the building. The property benefits from a new combi-boiler and new washing machine/ drier (both fitted December 2023).

The apartment is in a great location close to shops, bars and restaurants and has fantastic transport links with a regular bus service, close to main line train station and major motorways M1, M25 and the A41.

Entrance Hall

Front door.

Lounge

16' 6" max x 10' 3" max (5.03m max x 3.12m max)
'L' shaped room, radiator, windows and patio door to rear garden.

Kitchen

8' 5" x 5' 1" (2.57m x 1.55m)
Fitted kitchen comprising wall and base units, cooker point, stainless steel sink with drainer, fitted fridge/ freezer, plumbing for washing machine.

Bedroom 1

9' 9" max x 16' max (2.97m max x 4.88m max)
Built-in wardrobes, radiator, window.

Ensuite

WC, wash hand basin, shower cubicle, heated towel rail.

Bedroom 2

12' 2" x 8' (3.71m x 2.44m)
Radiator, window.

Bathroom

Heated towel rail, shaver point, WC, bath with shower attachment, extractor fan,

Communal Grounds

Allocated Parking

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.

Types of Triangles

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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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EPC Rating: B

Council Tax Band: D

Service Charge: 1664.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103320

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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.

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