



**Connells**

Savanna Court Rickmansworth Road  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this immaculately presented floor apartment to the market that is situated off a quiet cul-de-sac road in West Watford. The property has been redecorated throughout to a high standard and comprises of a sizeable reception room, a new modern fitted kitchen, two well-proportioned bedrooms, a family bathroom suite and benefits from one allocated parking space and access to the communal gardens.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the M25, M1 and A41 motorways. The vibrant Cassiobury Park and Watford Town Centre are just a short distance away with its vast array of amenities, eateries and entertainment facilities.

Viewing is HIGHLY recommended.

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

## Communal Entrance

Communal entry with secure phone system.

## Entrance Hall

Front door, secure phone system, storage cupboard.

## Living Room

Windows to rear and side aspect, television point, telephone point, radiator, storage cupboard.

## Kitchen

Newly fitted kitchen comprising wall and base level units with work surfaces and tiling to complement, stainless steel sink unit with drainer, electric oven and hob with extractor hood, space for fridge/freezer, plumbing for washing machine, LED under-counter lighting.

## Bedroom One

Window to front aspect and radiator.

## Bedroom Two

Window to front aspect and radiator.

## Bathroom

Bath with mixer taps and overhead shower, wash hand basin, WC, extractor fan.

## Outside

## Communal Gardens

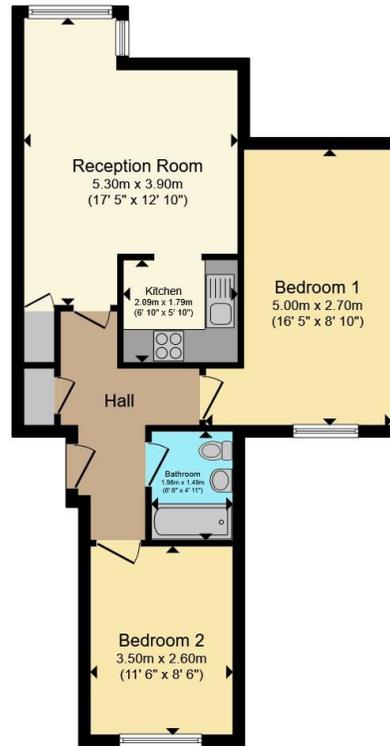
## Parking

One allocated parking space.









Total floor area 55.6 m<sup>2</sup> (598 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](http://www.propertybox.io)



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: C Council Tax  
 Band: C

Service Charge:  
 2154.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315120](http://connells.co.uk/Property/WTF315120)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1995. 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.

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