



Connells

Wilmington Close  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to present this well-presented sixth floor apartment to the market that is ideally located within the quiet side of the development, with stunning views over Watford/ garden areas, in the heart of Watford Town Centre.

The property is in good decorative order throughout and offers a stylish open-plan living, featuring a contemporary fitted kitchen with some integrated appliances, one double bedroom and a modern bathroom suite.

Additional benefits include option for fast fibre optic broadband, lift access to all floors, a private balcony with stunning views over Watford, access to well-maintained communal gardens, a communal lobby and bike storage.

Perfect for first-time buyers, investors, and commuters alike, the apartment is superbly positioned with excellent transport links nearby, including Watford Junction Station with direct services into London Euston (in approx. 20 mins), as well as Watford High Street and Watford Metropolitan stations. The vibrant town centre is just moments away, offering a wide range of shops, restaurants, leisure facilities, and amenities.

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

## Communal Entrance

Communal entrance via intercom system, two lifts, stairs to all floors, letter boxes accessed via key.

## Entrance Hall

Door to front aspect, security intercom system, airing/storage cupboard with internal lighting, radiator.

## Living Room / Kitchen

Patio doors to rear aspect leading to balcony area, television point, telephone point, fast fibre optic broadband point, radiator.

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

## Bedroom One

Window to rear aspect with views over Watford, telephone point, television point, radiator.

## Bathroom

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

## Outside

## Balcony

Views over Watford.

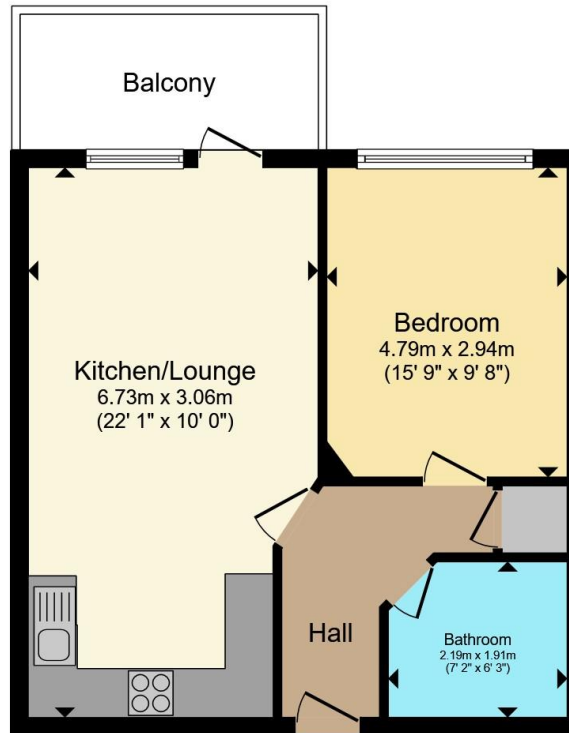
## Agents Note

There is the potential to rent a parking space in the underground car park. Please enquire for additional information on this.









Total floor area 44.3 m<sup>2</sup> (477 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: B Council Tax  
 Band: C

Service Charge:  
 2255.16

Ground Rent:  
 455.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315319](http://connells.co.uk/Property/WTF315319)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2006. 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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