



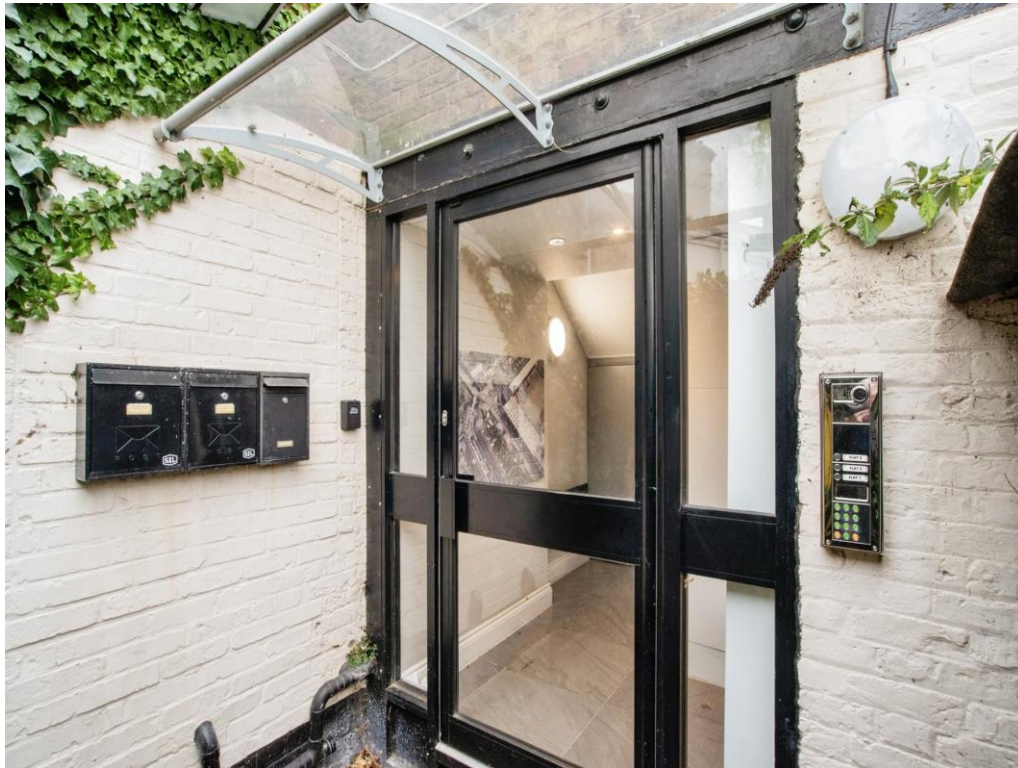
**Connells**

RED LION COURT Vicarage Road  
Watford



# RED LION COURT Vicarage Road Watford WD18 0EY

for sale guide price  
**£200,000**



## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this well-presented first floor apartment to the market that is situated within a secure gated development in the heart of Watford. The property comprises of an open plan reception room with modern fitted kitchen, one double bedroom and a modern bathroom suite. Benefits include high ceilings and large windows creating a wonderful light space throughout as well as access to the well-maintained communal gardens with bike storage.

Ideal for commuters, first time buyers or investors, the property is conveniently located with access to several transport links including Watford High Street & Watford Junction Station as well as the M1 & A41 motorways and several bus services into Watford Town Centre. There are a range of local shops and amenities and Watford General Hospital within walking distance as well as Watford Town Centre are a short walk away providing numerous shops, amenities, entertainment and recreational facilities.

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

## Entrance Hall

Front door, window to side aspect, phone entry point, radiator.

## Living Room

11' 5" MAX x 9' 7" MAX ( 3.48m MAX x

2.92m MAX )

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

## Kitchen

7' 7" MAX x 6' 3" MAX ( 2.31m MAX x 1.91m MAX )

Open plan with living room.

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

## Bedroom One

13' 6" MAX x 10' 6" MAX ( 4.11m MAX x 3.20m MAX )

Window to side aspect, radiator.

## Bathroom

L-shaped bath with overhead shower, WC, vanity wash hand basin, heated hand towel rail.

## Outside

## Communal Gardens

Well-maintained communal gardens with bike storage.



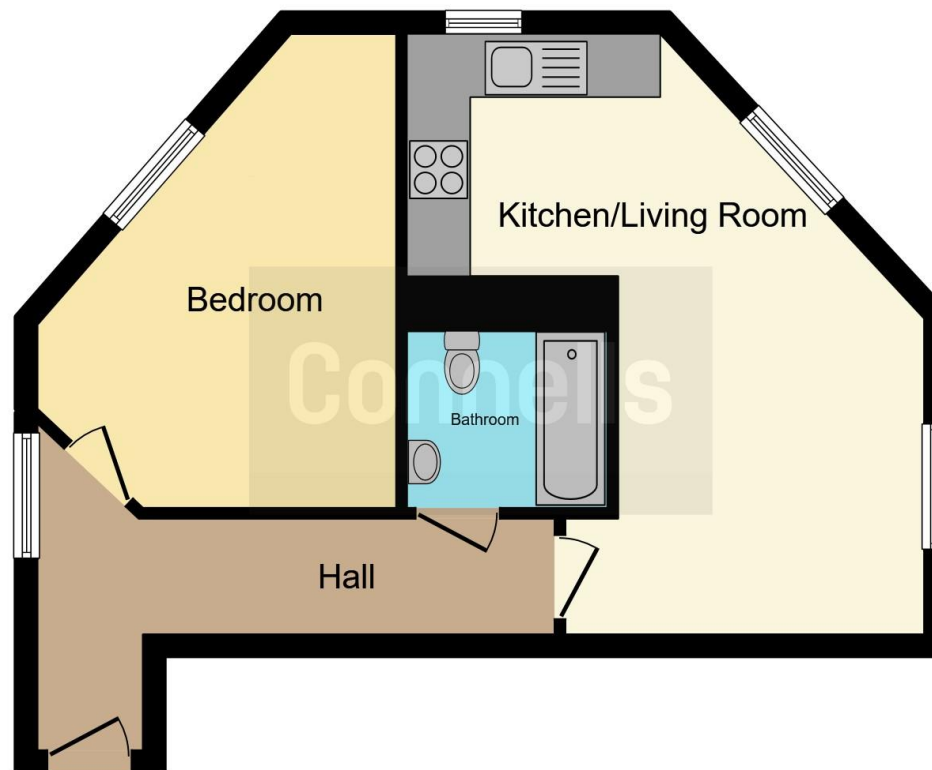












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: E

Council Tax  
 Band: B

Service Charge:  
 1200.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314019](http://connells.co.uk/Property/WTF314019)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Nov 2016. 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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Property Ref: WTF314019 - 0012