

Connells

Evolution St. Albans Road Watford

Evolution St. Albans Road
Watford WD25 0LH

for sale
£165,000







Property Description

A well presented one bedroom, first floor apartment; ideal for a first time buyer or buy to let investor. The property comprises entrance hall, open plan living room, kitchen with integrated fridge freezer, oven and hob, and space for washing machine. Bathroom and a double bedroom with built in wardrobes. Further benefitting from communal grounds and allocated parking. Located off St Albans Road, the property is ideally situated close to amenities including bus service to Watford Junction, and within driving distance of the M1 and M25.

Lounge

10' max x 16' max (3.05m max x 4.88m max)

Window to front aspect, two radiators

Kitchen

8' max x 8' 11" max (2.44m max x 2.72m max)

Window to side aspect, Fitted fridge freezer, electric oven and hob, washing machine

Bedroom

12' max x 9' 11" max (3.66m max x 3.02m max)

Window to front aspect, radiator, carpet to floor, built in wardrobes.

Bathroom

Bath & shower unit, WC, wash hand basin. Radiator. Extractor fan. Part tiled.







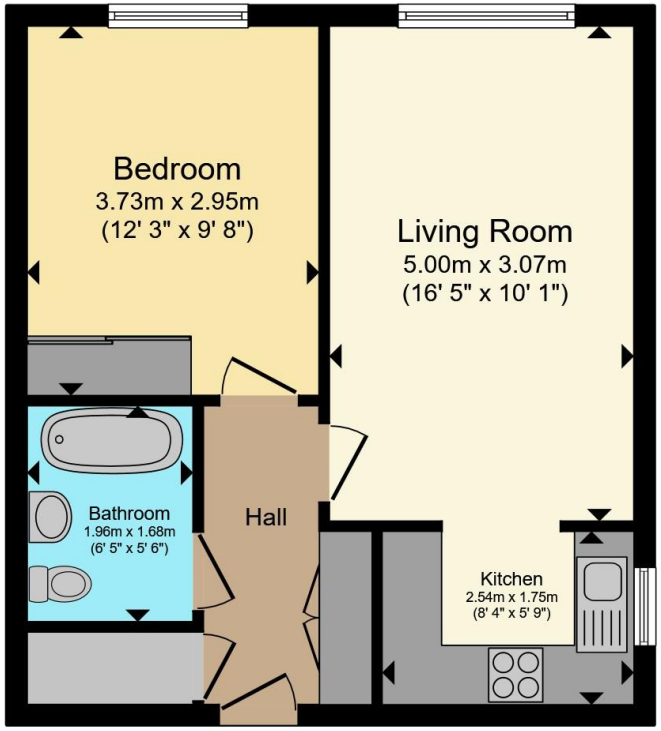












Total floor area 42.0 m² (452 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103759

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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