

Connells

Springwell Apartments Colnebank Drive
Watford

Springwell Apartments Colnebank Drive
Watford WD18 0LE

for sale
£290,000







Property Description

Situated within the highly sought-after Springwell Apartments development, moments from Watford General Hospital, this superb one-bedroom apartment offers modern living finished to a high standard throughout. Located on the ninth floor, the property enjoys far-reaching views from its private balcony and is ideal for first-time buyers, professionals and investors alike.

The accommodation comprises a welcoming entrance hall with wood flooring and useful storage, leading to a bright open-plan living and dining area with direct access to the balcony. The contemporary fitted kitchen offers a range of wall and base units, ample worktop space and integrated appliances.

The generous double bedroom benefits from bespoke fitted wardrobes, while the stylish bathroom features sandstone-effect tiling, a bath with shower over, vanity wash hand basin, WC, heated towel rail and recessed storage.

Further benefits include Bluetooth-controlled electric radiators, lift access, weekday concierge service, a communal roof terrace and residents' gym.

Ideally located in the heart of Watford, the development is within easy reach of Watford High Street Station and Watford Junction, offering excellent links into London Euston. Watford High Street & Shopping Centre offers a wide range of restaurants, cafes and leisure facilities are nearby, while Cassiobury Park and excellent road links via the M1, M25 and A41 make this a superb location for commuters and those seeking an active lifestyle.

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.

Communal Entrance

Entrance Hall

Utility Cupboard

Living Room / Kitchen

Bedroom One

Bathroom

Outside

Private Balcony

Communal Facilities

Concierge service available weekdays, lift access to all floors, plus access to the communal landscaped rooftop terrace and a fully functional Gym.

Parking

Parking is available via the adjacent hospital car park, with the current arrangement transferable to the new owner upon completion (approximately £1,200 per annum, subject to renewal and agreement).







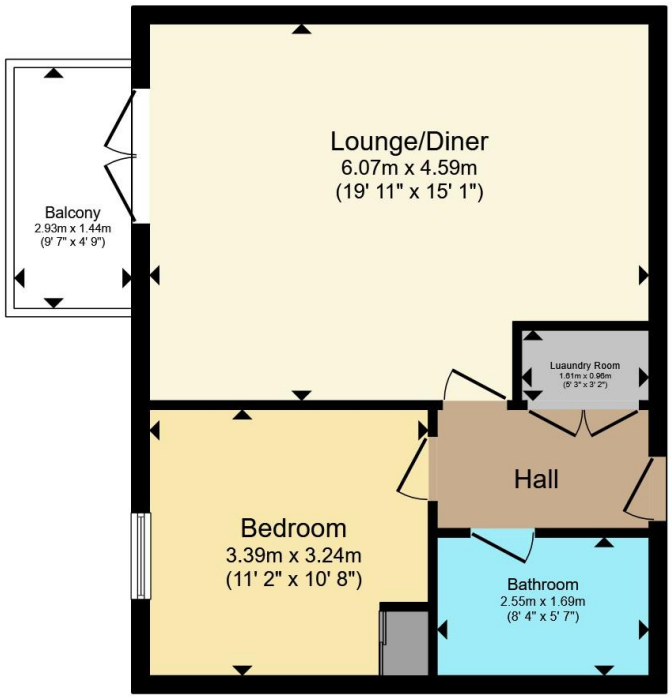









WAKE
RUN
LIFT
SWEAT
SLEEP
REPEAT
TECHNOGYM



Ground Floor

Total floor area 48.2 m² (518 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

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To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: C

Service Charge: 1500.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315628

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.