



**Connells**

Farthing Close  
Watford



## Property Description

\*\* NO UPPER CHAIN \*\* Connells are delighted to bring this immaculately presented ground floor apartment to the market that is situated within a popular gated development in Central Watford. The property comprises of a sizeable reception room with open plan modern fitted kitchen, one well-proportioned bedroom with built in wardrobes as well as a three-piece bathroom suite. Benefits include French Doors opening from the lounge onto private patio area that leads to the communal space which overlooks the Watford Fields, a long lease remaining as well as allocated parking.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford High Street and Watford Junction Station as well as the A41 & M1 motorways. The vibrant Watford Town Centre is a short walk away providing a range of amenities, shops, eateries, entertainment and recreational facilities.

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

onto communal space which overlooks the Watford Fields, television point, telephone point, radiator.

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

## Bedroom One

9' 8" + Wardrobe x 9' 1" MAX ( 2.95m + Wardrobe x 2.77m MAX )

Window to front aspect, built in wardrobe storage, radiator.

## Bathroom

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

## Outside

## Private Patio Area

French doors onto patio from lounge.

## Communal Gardens

Access to well-maintained communal gardens.

## Parking

## Entrance Hall

Front door, entry phone system, storage cupboard.

## Living Room / Kitchen

19' 11" + Door Recess x 13' 8" MAX ( 6.07m + Door Recess x 4.17m MAX )

Window to rear aspect, French Doors opening

Off-street allocated parking.









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: C

Council Tax  
Band: C

Service Charge:  
2617.80

Ground Rent:  
340.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2002. 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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