





Property Description

**** SHARE OF FREEHOLD ** NO UPPER CHAIN ****

Connells are pleased to bring this well-presented ground floor maisonette to the market that is situated on a popular residential road in Watford. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, one double bedroom as well as a modern bathroom suite. The property benefits from a long lease remaining, peppercorn charges, on-street permitted parking as well as being share of freehold.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including being walking distance to Watford Junction & Watford High Street Stations that have direct links into London Euston as well as easy access to the A41, M1 and M25 motorways. The property is also just a short distance to the vibrant Watford Town Centre that provides numerous shops, amenities, eateries, entertainment and recreational facilities.

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

Entrance Hall

Front door to side aspect, storage cupboard, doors to all rooms.

Living Room

14' 2" Into Bay x 12' 9" MAX (4.32m Into Bay

x 3.89m MAX)

Bay window to front aspect, television point, telephone point, radiator.

Kitchen

9' 7" MAX x 9' MAX (2.92m MAX x 2.74m MAX)

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

Bedroom One

12' 11" x 9' 8" (3.94m x 2.95m)

Window to rear aspect, radiator.

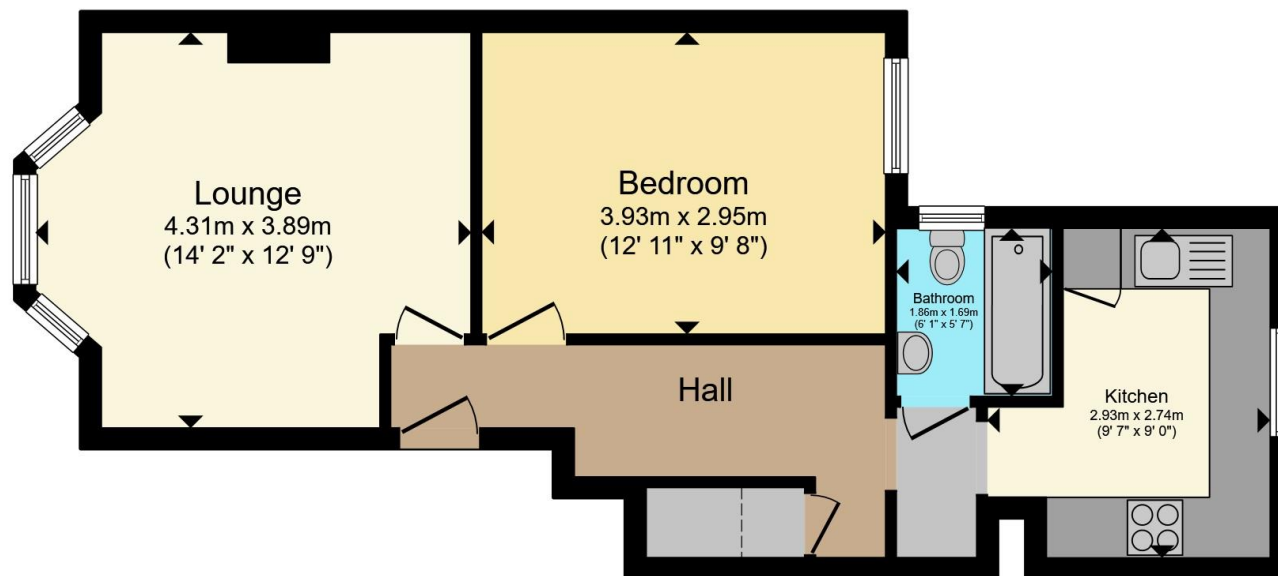
Bathroom

Window to side aspect, WC, wash hand basin, bath with overhead shower, radiator.









Total floor area 47.0 m² (506 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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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314905

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Sep 1984. 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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