



**Connells**

Norbury Avenue  
Watford





### Property Description

Connells are pleased to present this well-presented ground floor apartment to the market that is situated on a private gated road in the popular Reeds Development. The property comprises of a sizeable reception room, a well-maintained kitchen, one double bedroom with built in wardrobes as well as a family bathroom suite. Benefits include direct access to the communal gardens, allocated off-street parking and additional visitor bays. 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 Station as well as the A41 & M1 motorways. Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment and recreational facilities.

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

### Communal Entrance

Phone entry system, letter boxes, stairs to all floors.

### Entrance Porch

Door from communal hallway, meter box, front door.

### Entrance Hallway

Front door, phone entry system.

### Living Room

15' 1" MAX x 14' 3" MAX ( 4.60m MAX x 4.34m MAX )

Patio doors to side aspect, television point, telephone point, storage heaters, opening to kitchen.

### Kitchen

10' 4" x 6' 3" ( 3.15m x 1.91m )

Fitted kitchen comprised of wall and base

units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and space for fridge/freezer.

### Bedroom One

12' + Wardrobe x 11' 10" MAX ( 3.66m + Wardrobe x 3.61m MAX )

Window to side aspect, electric storage heater, built in wardrobe.

### Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, storage cupboard housing water tank and storage.

### Outside

### Parking

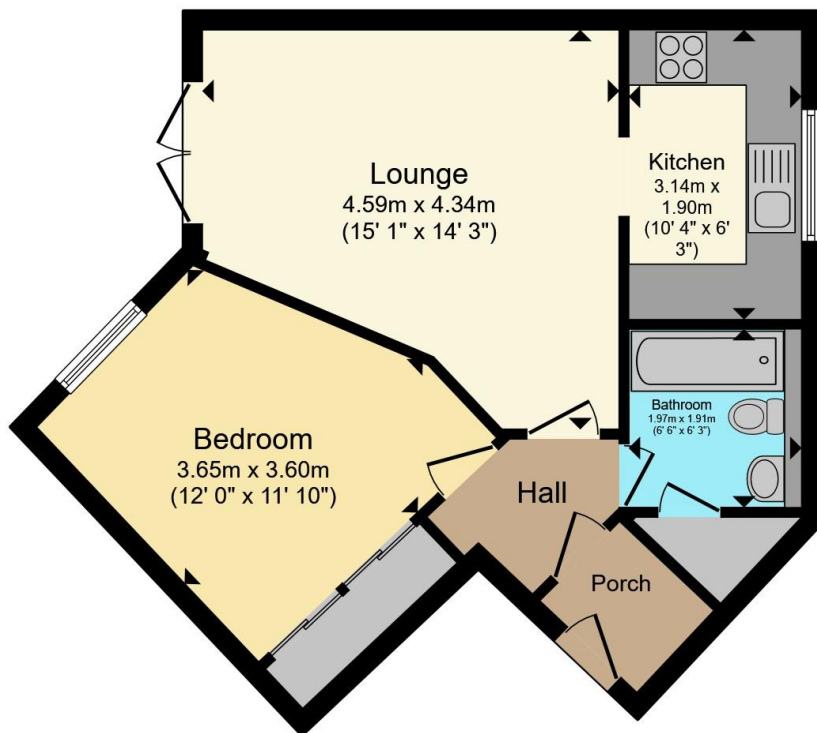
Allocated parking space & additional visitor bays.

### Communal Grounds

Landscaped gardens, additional private communal garden.







Total floor area 44.9 m<sup>2</sup> (483 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](http://www.propertybox.io)

**Connells**



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:  
 1800.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314876](http://connells.co.uk/Property/WTF314876)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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