



**Connells**

Dyson Court Lower High Street  
Watford



## Property Description

**\*\* NO UPPER CHAIN - RENEWED 99 YEAR LEASE ON COMPLETION \*\*** Connells are pleased to bring this well-presented ground floor over 60's retirement flat ideally located in Central Watford, a 'stone's throw' from Watford High Street with its range of local amenities, including shops, and restaurants, bus station and train station all within walking distance. The property is located on the ground floor, has been redecorated throughout and boasts an entrance hall with a large storage cupboard, a sizeable reception room, a modern fitted kitchen, one double bedroom and a modern bathroom suite. Set within a retirement complex, there are a wide range of community amenities, including social/function rooms, on-site scheme manager, off-street residence parking, well equipped communal laundry room and communal gardens.

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

## Agents Note

Affordable home ownership scheme: price based on 70% shared equity of the open market value. The 30% share not purchased is a 'payment discount' which is locked into the property. Owners do not pay any rent to Home Group on the percentage not purchased but they must pay a service charge.

## Communal Entrance Hall

Communal entrance door, phone entry system, lift and stairs to all floors.

## Entrance Hall

Front door, security entry-phone, large storage cupboard.

## Living Room

Windows to side aspect, television point, telephone point, radiator.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, double eye level electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

## Bedroom One

Window to side aspect, range of fitted wardrobes and cupboards, radiator.

## Shower Room

Walk in shower cubicle, WC, vanity wash hand basin, heated towel rail.

## Outside

## Communal Gardens

Access to landscaped communal gardens.

## Communal Facilities

Laundry room comprised of washing machines for resident's. Communal lounge area hosting an array of social activities.

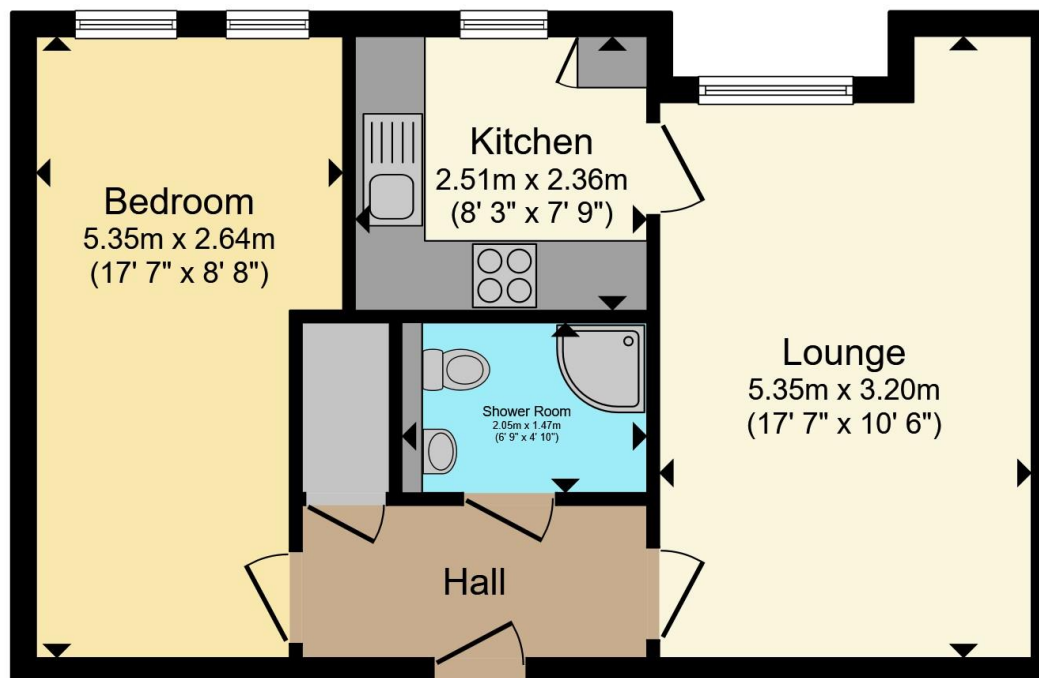
## Parking

Off-street parking for residents and visitors.









**Floor Plan**

Total floor area 44.5 m<sup>2</sup> (478 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)



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: B

Service Charge: 3000.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315010](http://connells.co.uk/Property/WTF315010)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Feb 2010. 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.

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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