





Property Description

**** NO UPPER CHAIN ** IDEAL FOR FIRST-TIME BUYERS OR INVESTORS SEEKING A SWIFT PURCHASE**

Connells are delighted to present this competitively priced and well-presented first-floor apartment, situated within a sought-after private development in North Watford. This attractive property is ideal for first-time buyers or investors seeking a swift purchase and is offered to the market with no upper chain.

Neutrally decorated throughout, the accommodation comprises a spacious reception room, an integrated fitted kitchen, a well-proportioned bedroom with built-in wardrobes, and a modern bathroom suite. The property also benefits from private residents' parking and additional visitor bays.

Conveniently located, the apartment offers excellent access to local transport links, including Watford Junction Station within walking distance, as well as easy access to the A41 and M1 motorway network. Watford Town Centre is also just a short distance away, providing a wide range of shops, restaurants, entertainment venues, and leisure facilities.

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

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

Front door, storage cupboard.

Living Room

Window to side aspect, television point, telephone point, wall mounted electric heater, phone entry system.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven and hob, integrated washing machine, microwave and under-counter fridge.

Bedroom Area

Windows to side aspect, built in wardrobes.

Bathroom

Bath with mixer tap and overhead shower, WC, vanity wash hand basin, extractor fan, heated towel rail.

Outside

Parking

Residents parking & additional visitor bays.

Communal Gardens

Access to well-maintained communal gardens.





Total floor area 29.2 m² (315 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:
2346.00

Ground Rent:
160.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315614

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1993. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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