



Connells

Yeatman Court Cherry Tree Road
Watford

Yeatman Court Cherry Tree Road Watford WD24 6AF

for sale
£270,000



Property Description

**** NO UPPER CHAIN****

Connells are delighted to bring this well-presented apartment is situated on the 4th floor of the popular Yeatman Court development that is ideal for first time buyers and commuters.

The property boasts a bright open plan reception room leading into a modern integrated kitchen, a spacious double bedroom, a stylish contemporary bathroom suite and benefits from an allocated parking space.

Conveniently located within walking distance to Watford Junction Station, the apartment enjoys excellent transport links into London as well as easy access to M1, A41 & M25 motorways. The property is conveniently located with easy access to local shops, amenities and Watford town centre with further eateries, shops, entertainment and recreational facilities, making it a fantastic opportunity for modern, low-maintenance living.

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

Agents Note:

Please note that the AML fee covers 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

Communal door, stairs and lift access to all floors.

Entrance Hall

Front door, secure entry phone, storage cupboard, electric radiator.

Living Room / Kitchen

Windows to front aspect, electric radiators, television point, telephone point.

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

Bedroom One

Window to front aspect, electric radiator.

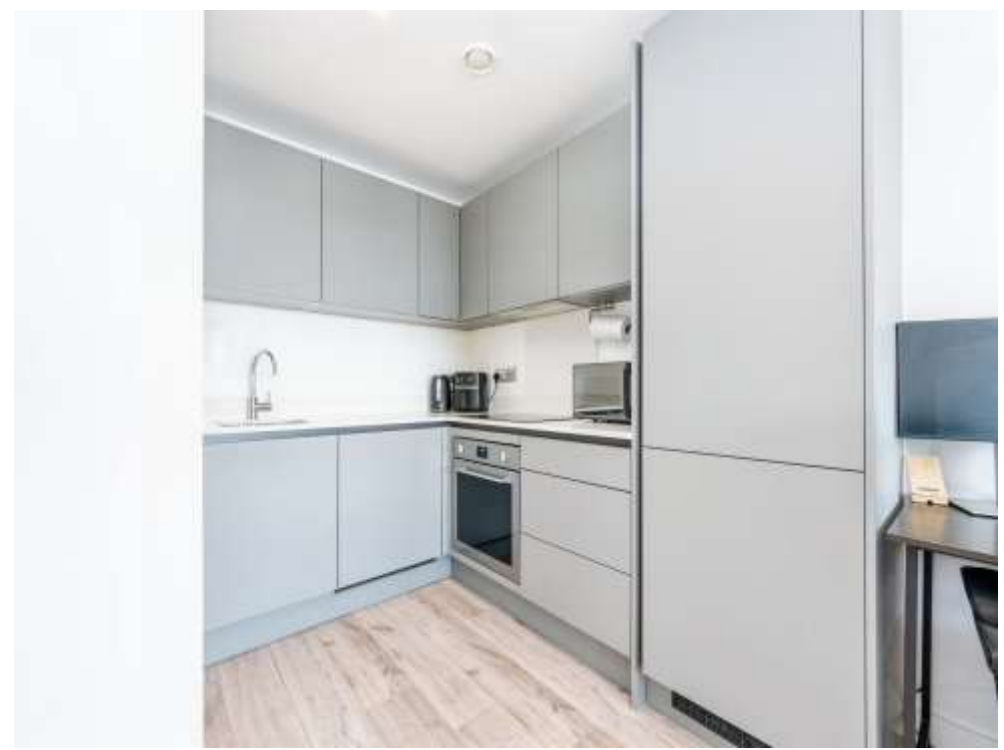
Shower Room

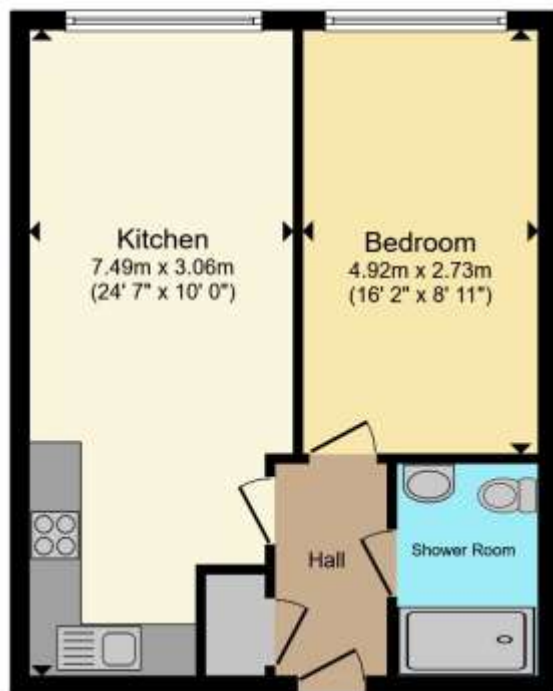
Shower cubicle, WC, vanity wash hand basin, heated towel rail.

Outside

Parking

Allocated parking space.





4th Floor

Total floor area 44.1 m² (475 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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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B Council Tax
Band: C

Service Charge:
1026.48

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315437

This is a Leasehold property with details as follows; Term of Lease 990 years from 16 Nov 2023. 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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Property Ref: WTF315437 - 0005