



Connells

St. Albans Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented ground floor maisonette to the market that is situated on a popular road in Central Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, one double bedroom and a contemporary bathroom suite. The property benefits from no service/ground rent charges, a private entrance, off-street driveway parking, a garage and an easily maintainable private rear garden.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including Watford Junction station with direct links into London Euston, as well as easy access to A41, M1 and M25 motorways. There are a variety of local shops and amenities within walking distance as well as the vibrant Watford High Street and Shopping Centre is just a short distance away providing numerous shops, eateries, entertainment and recreational facilities.

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

Entrance Hall

Private front door, radiator, storage cupboard.

Living Room

Windows to rear aspect, television point, telephone point, radiator, patio doors to rear garden.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for under-counter fridge/freezer.

Bedroom One

Bay window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and shower attachment, WC, wash hand basin, heated towel rail.

Outside

Front Garden

Driveway parking, garage access.

Garage

Up and over door, window to side aspect.

Rear Garden

Paved patio area, laid lawn, side access.









Total floor area 57.1 m² (615 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: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315410

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 2014. 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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