

Connells

Argyle Court
Watford

Argyle Court
Watford WD18 7QP

for sale
£185,000







Property Description

** NO UPPER CHAIN - BTL INVESTORS ONLY ** SHARE OF FREEHOLD - NO GROUND RENT **

Connells are delighted to bring this excellent opportunity to acquire this well presented ground floor studio apartment, located within the quiet and well maintained. Offered with a share of freehold and no ground rent, this property is ideally suited to first time buyers or buy to let investors seeking a low maintenance home or strong rental return.

The apartment has been re decorated throughout and benefits from a new boiler along with a re-fitted modern bathroom, the main living/sleeping area is bright and well proportioned, complemented by a modern fitted kitchen. Further benefits include a long lease remaining and an allocated parking space.

The property set within a quiet residential location while remaining conveniently close to Watford Town Centre, offering an excellent selection of shops, cafés, restaurants and leisure facilities, including the Watford shopping centre. Transport links are superb, with Watford High Street Station and the Metropolitan Line within easy reach, providing direct access into Central London and road links via the M1, M25 and A41, while nearby parks and canal walks enhance the local lifestyle appeal.

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.

Entrance Hall

Reception / Bedroom

Dual aspect windows to front and side aspect, television point, telephone point, electric radiator.

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 with extractor hood, plumbing for washing machine, space for fridge/freezer, storage cupboard.

Bathroom

Re-fitted suite comprised of bath with mixer taps and power-shower overhead, WC, extractor.

Outside

Parking

One allocated parking space with additional visitor bays.

Communal Gardens

Well-maintained communal grounds.











Total floor area 30.7 m² (331 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: D

Council Tax Band: B

Service Charge: 997.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315200

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

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