

Connells

Claret House The Avenue
Watford

Claret House The Avenue
Watford WD17 4NR

for sale
£315,000







Property Description

** NO UPPER CHAIN **

Connells are delighted to bring this well-presented ground floor apartment to the market that is situated within a popular development in a central Watford location. The property briefly comprises of a spacious reception room, a well-appointed fitted kitchen, two double bedrooms and a family bathroom suite, The property is neutrally decorated throughout and benefits from an en-suite to the master bedroom, a long lease remaining, allocated permitted parking space as well as access to the well-maintained communal gardens.

Ideal for first time buyers or investors seeking a ready-to-go-property. The property is ideally located with access to several transport links including being approx. 0.9 miles Watford Metropolitan station & approx. 0.3 miles (10 minute walk) from Watford Junction Station with direct links into London Euston making this a prime spot for commuter as well as easy access to the M1, M25, and A41 motorways, The vibrant Watford Town Centre is just a short walk away providing numerous shops, eateries, amenities, entertainment and recreational 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.

Entrance Hall

Front door, two storage cupboards, radiator.

Living Room / Kitchen

Window to front aspect, balcony doors to Juliet balcony, television point, telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and space for fridge/freezer.

Bedroom One

Window to front aspect, fitted wardrobes, radiator, door to en-suite.

En-Suite

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

Bedroom Two

Window to side aspect, radiator.

Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, heated towel rail.

Outside

Parking

Allocated permitted parking space (Approx. £10 per permit).

Communal Garden

Well maintained communal gardens.











Total floor area 55.9 m² (601 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: C

Council Tax Band: D

Service Charge: 1800.00

Ground Rent: 340.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF312160

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. 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.

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.