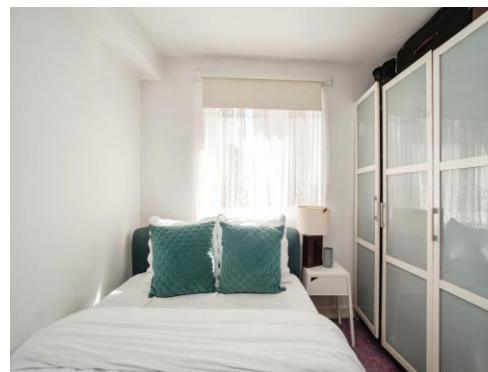




**Connells**

Shetland House Pioneer Way  
Watford



### Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to offer for sale this well-presented first floor apartment located within the sought after Swallows Development. The property comprises of a welcoming entrance hallway a good size reception room, a separate fitted kitchen, two double bedrooms and a family bathroom. Benefits include ample residents parking, a long lease remaining and access to the well-maintained communal grounds.

Ideal for first time buyers or investors, the property is located within a prime position for access to several transport links including Watford Metropolitan Station as well as the A41, M25 and M1 motorways. There are a variety of well-regarded schools within catchments including Watford Boys Grammar Schools. There is also easy access to Watford General Hospital as well as Watford Town Centre offering a wide variety of amenities, eateries, entertainment and recreational facilities.

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

### Communal Entrance

### Entrance Hall

Front door, storage cupboard, electric radiator.

### Living Room

14' MAX x 11' MAX ( 4.27m MAX x 3.35m MAX )

Window to rear aspect, electric radiator, television point, telephone point.

### Kitchen

9' 9" MAX x 7' 11" MAX ( 2.97m MAX x 2.41m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, electric cooker point, plumbing for washing machine, space for fridge/freezer.

### Bedroom One

10' 4" x 9' ( 3.15m x 2.74m )  
Window to front aspect, electric radiator.

### Bedroom Two

10' 4" x 7' ( 3.15m x 2.13m )  
Window to front aspect, electric radiator.

### Bathroom

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

### Outside

### Communal Garden

### Parking

Residential parking.





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.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C  
 Council Tax  
 Band: C

Service Charge:  
 2351.15

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314592](http://connells.co.uk/Property/WTF314592)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 1994. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF314592 - 0008