

Connells

Arliss Court Clarendon Road
Watford

Arliss Court Clarendon Road
Watford WD17 1JY

for sale
£180,000







Property Description

** NO UPPER CHAIN ** Connells are pleased to offer for sale this immaculately presented second floor apartment that is situated in the heart of Watford Town Centre. The property comprises of a communal entrance with stairs and lifts to all floors, a modern open plan lounge with a fully integrated fitted kitchen, a double bedroom with built in wardrobe and modern bathroom suite.

Ideal for a first-time buyers, investor or commuter, the property is conveniently located on Watford High Street with easy access to both Watford Junction Station and Watford High Street Station, with its direct links into Euston, as well as the A41, M25 and M1 motorways. Situated within the very heart of the bustling town centre with its vast array shops, including the Atria shopping centre, restaurants, bars, entertainment facilities and the award winning Cassiobury Park.

For more information or to book a viewing, please contact Connells Watford 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

Front entrance, secure entry system, stairs and lifts to all floors.

Entrance Hall

Front door, phone entry, doors to all rooms.

Lounge/Kitchen

17' 7" MAX x 11' 8" MAX (5.36m MAX x 3.56m MAX)
Two windows to rear aspect, television point, telephone point, radiator.

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

Bedroom One

11' MAX x 10' 11" + Wardorbe (3.35m MAX x 3.33m + Wardorbe)
Two windows to rear aspect, television point, radiator, fitted wardrobe.

Bathroom

Modern bathroom suite, fully tiled, bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

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.











Total floor area 38.0 m² (409 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: C

Service Charge: 2500.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314829

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.