





# Oak Lodge Riverwell Close Watford WD18 0GZ

for sale  
**£400,000**



## Property Description

Connells are delighted to bring this immaculately presented top floor apartment to the market that is situated within the new Watford Riverwell development. The property briefly comprised of an open plan living room with a modern fitted integrated kitchen, two double bedrooms with built in wardrobes and a modern bathroom suite. Benefits include an en-suite to the master bedroom, a private terraced balcony, a long lease, secure video phone entry, an allocated parking space and access to the well-maintained communal gardens.

Ideal for first time buyers and investors, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston as well as well-regarded schools including Watford Girls Grammar School. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment.

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

## Communal Entrance

Key fob access to entrance lobby, video entry system, stairs and lift to all floors.

## Entrance Hall

Front door, video entry phone, storage cupboard with free standing plumbing for washing machine.

## Living Room / Kitchen

20' 7" MAX x 14' 9" MAX ( 6.27m MAX x 4.50m MAX )

Windows to side aspect, radiator, television point, telephone point, patio doors to private terrace balcony.

Modern fitted kitchen comprised of wall and base units with work surfaces and splashback to complement, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher and fridge/freezer.

## Bedroom One

15' 5" MAX x 9' 6" MAX ( 4.70m MAX x 2.90m MAX )

Window to front aspect, built in wardrobes, radiator, television point.

## En-Suite

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

## Bedroom Two

11' 3" x 9' 8" ( 3.43m x 2.95m )

Window to front aspect, radiator, built in wardrobe, television point.

## Bathroom

Bath with mixer taps with overhead shower, glass shower screen, WC, wash hand basin, heated hand towel rail, extractor.

## Outside

### Private Terraced Balcony

### Parking

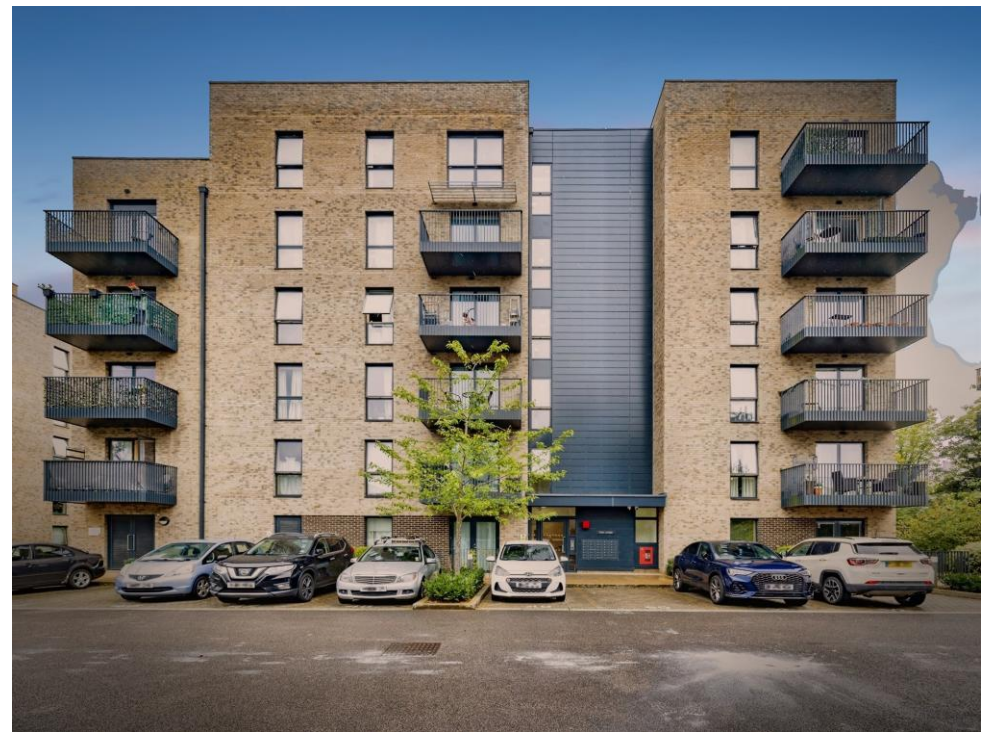
Allocated parking for one car.

### Communal Gardens

Well maintained communal gardens with play park.













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: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314623](http://connells.co.uk/Property/WTF314623)**

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.



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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