

Connells

Rouper Court Alexandra Road
Watford

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Watford WD17 4QY

for sale guide price
£270,000







Property Description

GUIDE PRICE £270,000 - £290,000 NO UPPER CHAIN ** Connells are delighted to bring this charming first floor apartment to the market that is situated on a sought-after residential road in Nascot Wood. The property is in immaculate condition throughout and briefly comprises of an open plan reception room with a modern integrated fitted kitchen, one double bedroom with fitted wardrobes and a three-piece bathroom suite. Benefits include a separate utility cupboard, a long lease, video phone entry as well as access to the well-maintained communal rear garden.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station that has direct links into London Euston as well as the A41 and M1 motorways. There are a variety of local shops and amenities within walking distance as well as being a short distance from the vibrant Watford High Street and Shopping Centre providing numerous shops, amenities, eateries, 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.

Communal Entrance

Door to front aspect, video phone entry, letter boxes, stairs to all floors.

Entrance Hall

Front door, video phone entry system, storage cupboard, utility cupboard.

Utility Cupboard

Plumbing for washing machine and storage shelving.

Living Room

18' 2" MAX x 8' 6" (5.54m MAX x 2.59m)

Windows to front aspect with shutters, television point, telephone point, radiator.

Kitchen / Dining Area

13' 2" MAX x 10' 3" MAX (4.01m MAX x 3.12m MAX)

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, integrated dishwasher and fridge/freezer, space for dining area.

Bedroom One

13' 7" + Wardrobe x 11' 3" MAX (4.14m + Wardrobe x 3.43m MAX)

Window to side aspect with shutters, fitted wardrobe, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, shaving point, heated hand towel rail.

Outside

Communal Garden

Enclosed communal garden.







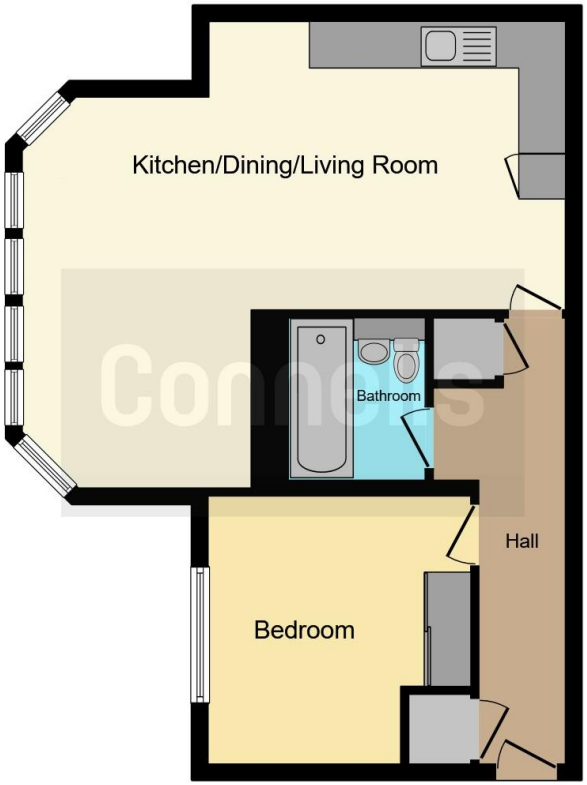












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: C

Service Charge: 1832.88

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314558

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Aug 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.