

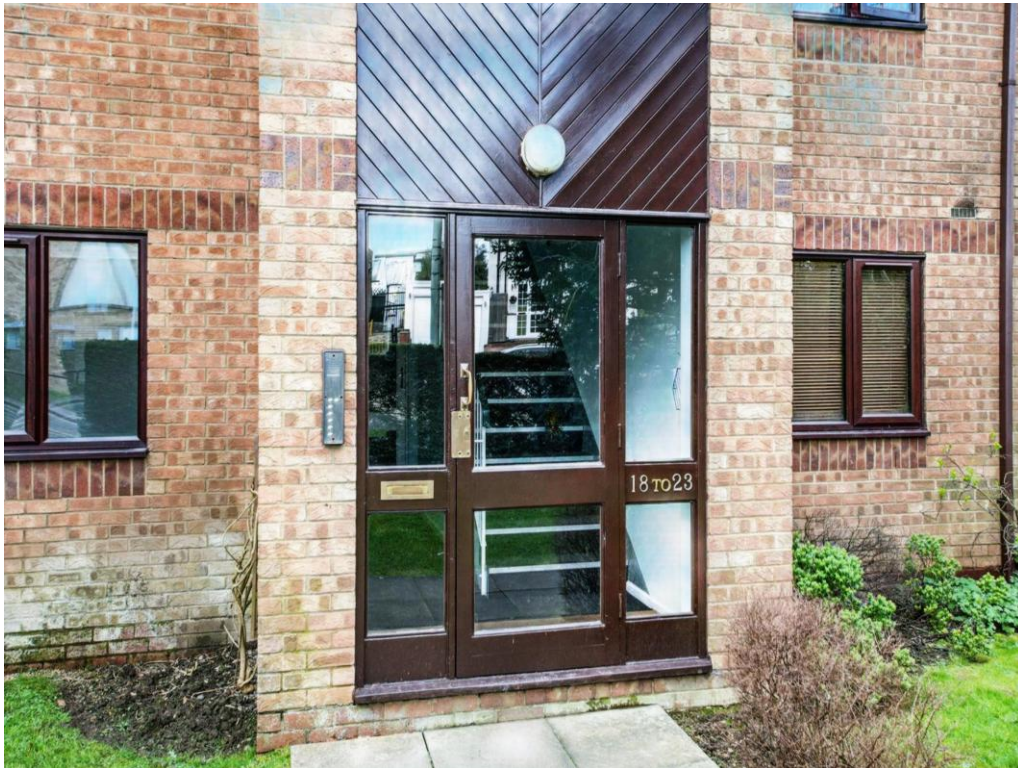


Connells

Savanna Court Rickmansworth Road
Watford

Savanna Court Rickmansworth Road Watford WD18 7LP

for sale guide price
£165,000



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented second floor apartment to the market that is situated off a quiet cul-de-sac road in West Watford. The property comprises of a sizeable reception room, a modern fitted kitchen, one bedroom, a modern shower room suite and benefits from one allocated parking space and access to the communal gardens.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as the M25, M1 and A41 motorways. The vibrant Cassiobury Park and Watford Town Centre are just a short distance away with its vast array of amenities, eateries and entertainment facilities.

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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own

due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

Communal entry with secure phone system, stairs to all floors.

Living Room

18' x 12' 7" (5.49m x 3.84m)

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

Kitchen

6' 5" x 6' 7" (1.96m x 2.01m)

Fitted kitchen comprising of window to side aspect, wall and base level units with work surfaces over stainless steel sink unit with mixer tap, oven, hob, cooker hood fridge/freezer, dishwasher and tiling to walls.

Bedroom One

13' x 9' (3.96m x 2.74m)

Window to front aspect and radiator.

Shower Room

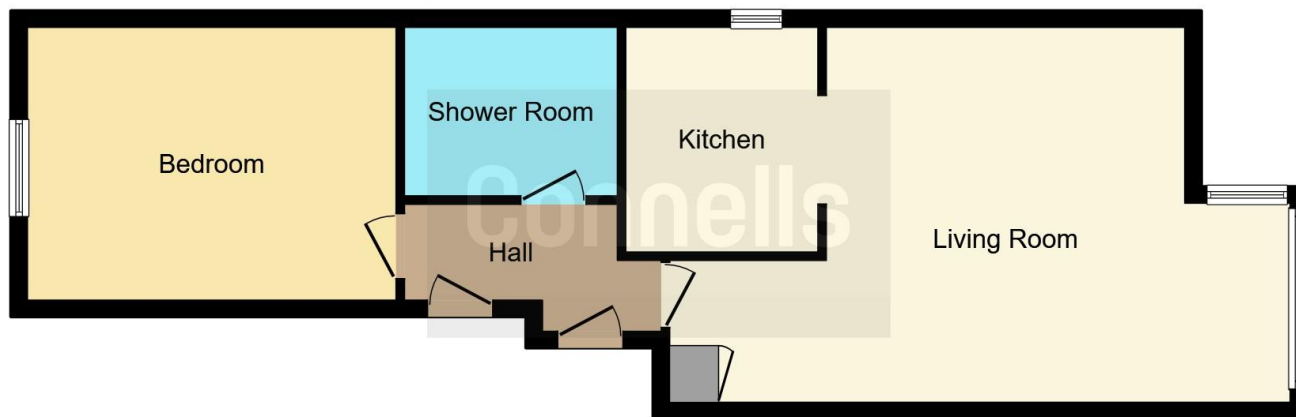
Bathroom comprising of two radiators, pedestal wash hand basin, extractor fan, shaver point, shower cubicle and fully tiled walls.

Outside

Parking

One allocated parking space.





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: C Council Tax
 Band: C

Service Charge:
 2154.14

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315526

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1995. 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.

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