



# Mayfair Court Observer Drive Watford WD18 7GA

for sale offers in excess of  
**£300,000**



## Property Description

**\*\* GUIDE PRICE £325,000 - £350,000 \*\***

Connells are delighted to bring this well-presented first floor apartment to the market that is situated on a popular development in West Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a private balcony, a separate utility room, an en-suite to the master bedroom as well as secure gated allocated parking space.

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, A41 & M1 motorways. There are a variety of well-regarded schools within catchments including being walking distance to the Watford Boys Grammar School. The award winning Cassiobury Park is within walking distance as well as Watford Town Centre with its array of shops, eateries, amenities, entertainment, and recreational facilities.

Viewing is highly recommended.

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

## Communal Entrance

Communal entrance, entry phone system, stairs and lift to all floors.

## Entrance Hall

Front door, radiator, utility cupboard.

## Utility Cupboard

Plumbing for washing machine/ dryer, tumble dryer and GCH boiler, space for storage.

## Living Room

Window to front aspect, television point, telephone point, radiator, door to balcony.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven, gas hob with extractor hood, integrated dishwasher, microwave and fridge/freezer.

## Bedroom One

Window to front aspect, radiator, door to en-suite.

## En-Suite

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

## Bedroom Two

Window to front aspect, radiator.

## Bathroom

Jacuzzi bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

## Outside

### Private Balcony

### Communal Gardens

Access to well-maintained communal gardens.

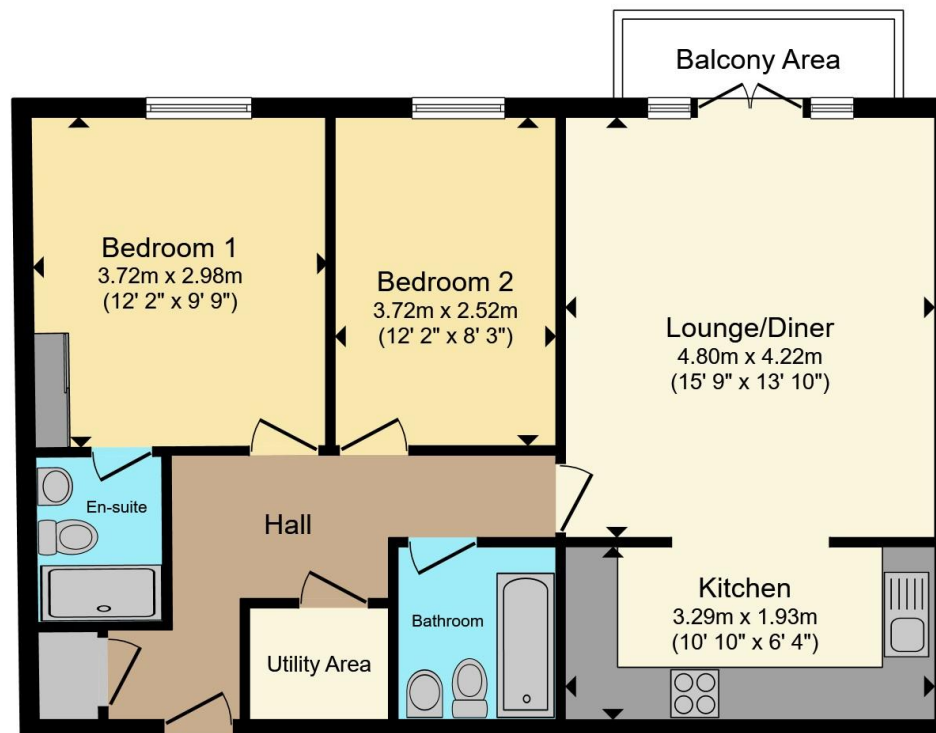
### Parking

Secure gated allocated parking space.









Total floor area 70.6 m<sup>2</sup> (760 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](http://www.propertybox.io)



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: B Council Tax  
Band: D

Service Charge:  
3000.00

Ground Rent:  
258.98

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315168](http://connells.co.uk/Property/WTF315168)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2004. 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.

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Property Ref: WTF315168 - 0006