



Connells

Oak Lodge Riverwell Close
Watford



Property Description

GUIDE PRICE £250,000-£260,000

Connells are delighted to bring this well-presented second 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, one double bedroom with built in wardrobes and a modern bathroom suite. Benefits include a private terraced balcony, a long lease, secure video phone entry, NHBC Warranty remaining 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, utility cupboard.

Utility Cupboard

Plumbing for free standing washing machine.

Living Room / Kitchen

Windows to side and front 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

Window to front aspect, built in wardrobes, radiator, 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

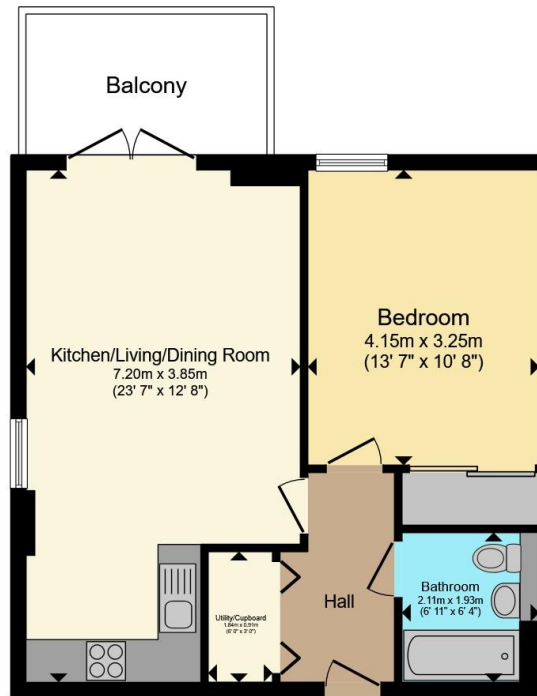
Communal Gardens

Well maintained communal gardens with play park.









Floor Plan

Total floor area 51.8 m² (558 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



To view this property please contact Connells on

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6 The Parade
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EPC Rating: B Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314934

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 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.

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