



**Connells**

Rubens Court Cezanne Road  
WATFORD



### Property Description

A TWO BEDROOM GROUND FLOOR APARTMENT decorated to a good standard and located within a modern development close to local amenities, schools and transport links; being sold on a 40% SHARED OWNERSHIP BASIS. The property offers spacious living accommodation with a hallway, a kitchen open to the lounge, a bathroom and double bedrooms. It also benefits from allocated parking and communal gardens with a children's play area.

#### Entrance Hall

Front door.

#### Lounge Area

13' 1" x 13' 1" ( 3.99m x 3.99m )

#### Kitchen Area

13' x 5' 3" ( 3.96m x 1.60m )

Fitted kitchen comprising wall and base units, cooker point.

#### Bedroom 1

15' 1" x 9' 10" ( 4.60m x 3.00m )

#### Bedroom 2

11' 6" x 10' 8" ( 3.51m x 3.25m )

#### Bathroom

Bath, wash hand basin, WC.

#### Outside

#### Communal Grounds

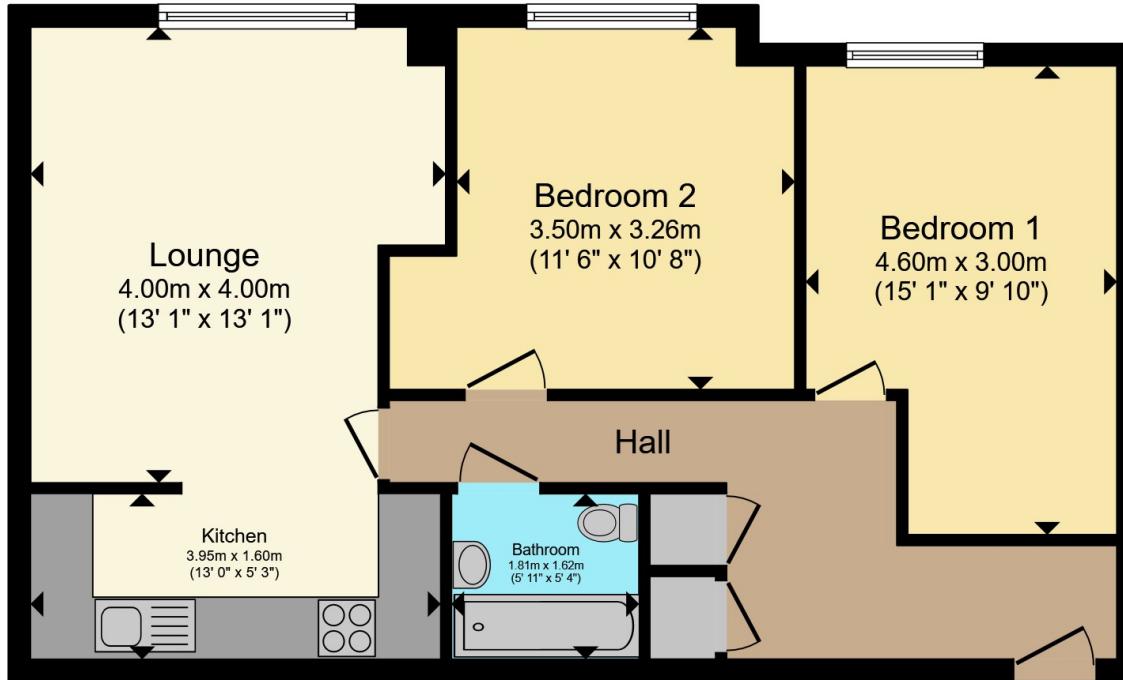
#### Parking











## Floor Plan

Total floor area 62.4 m<sup>2</sup> (672 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)

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To view this property please contact Connells on

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 Abbots Langley WD25 7NG

EPC Rating: C  
 Council Tax  
 Band: C

Service Charge:  
 2392.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103573](http://connells.co.uk/Property/LEA103573)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2009. 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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