



Connells

Thompson House Bridlington Road
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are please to bring this immaculately presented fifth floor apartment to the market that is situated in South Oxhey. The property briefly comprises of an open plan lounge with a modern fitted fully integrated kitchen, two double bedrooms and a contemporary bathroom suite. Benefits include a separate utility cupboard, a private balcony and an allocated parking space.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Cependers Park station as well as the A41, M1 and M25 motorways. There are a variety of local shops and amenities within walking distance as well as being a short drive away to Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

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

Communal Entrance

Communal entrance, video secure intercom, letter boxes, stairs and lifts to all floors.

Entrance Hall

Front door, video phone entry point, storage cupboard housing plumbing for washing machine, doors to all rooms.

Living Room / Kitchen

Dual aspect windows to side and rear aspect, door to balcony, television point, telephone point, storage cupboard.

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

Bedroom One

Window to rear aspect.

Bedroom Two

Window to side aspect.

Bathroom

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

Outside

Private Balcony

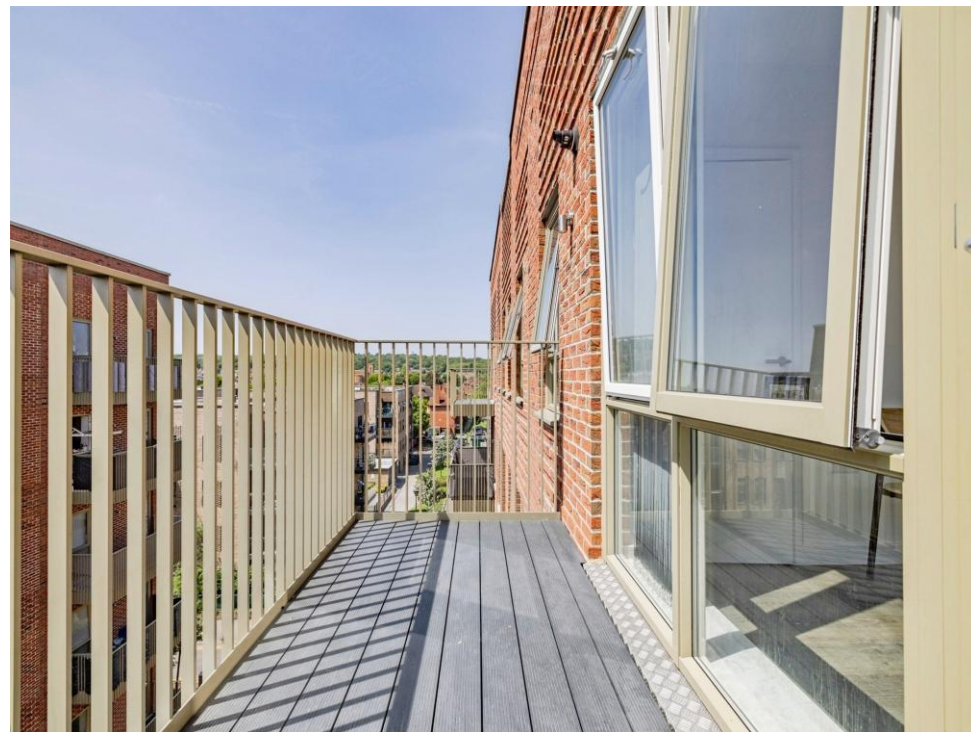
Parking

One allocated parking space.

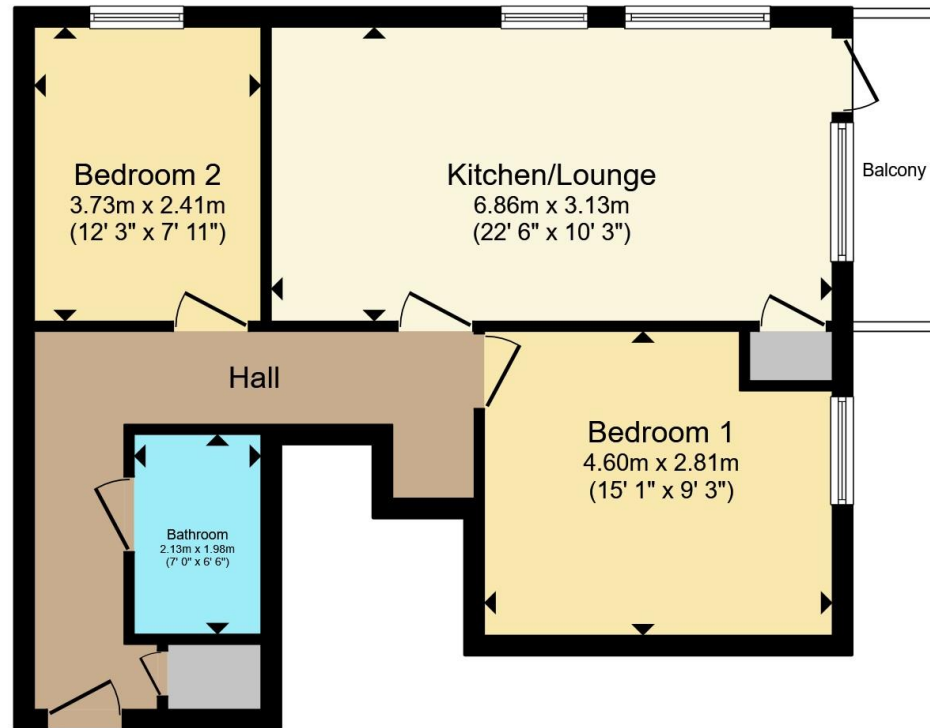
Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, due to the nature of the sale we are currently awaiting confirmation in relation to the latest ground rent/service charges that may be applicable.









Total floor area 52.1 m² (561 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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E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315332

This is a Leasehold property with details as follows; Term of Lease 250 years from 19 Apr 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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