Connells

Warhol Court Baxter Road
Watford

Warhol Court Baxter Road
Watford WD24 5AA

for sale shared ownership

£142,500

Property Description

** 50% SHARED OWNERSHIP ** Connells are pleased to bring this well-presented first floor apartment to the market that is situated on a popular development in North Watford. The property briefly comprises of an open plan living room with a modern fitted kitchen, two double bedrooms, a family bathroom suite and benefits from one allocated parking space.

Ideal for first time buyers the property is conveniently located with access to several transport links including being walking distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. There are a variety of well-regarded schools within catchments, a range of local shops and amenities within proximity as well as being a short distance from 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.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Front door, phone entry system, window to side aspect, radiator.

Lounge / Kitchen

Open plan lounge and kitchen, window to side aspect, Juliet balcony to front aspect, radiator, television point, telephone point.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Window to side aspect, built in wardrobe, radiator.

Bedroom Two

Window to side aspect, radiator.

Bathroom

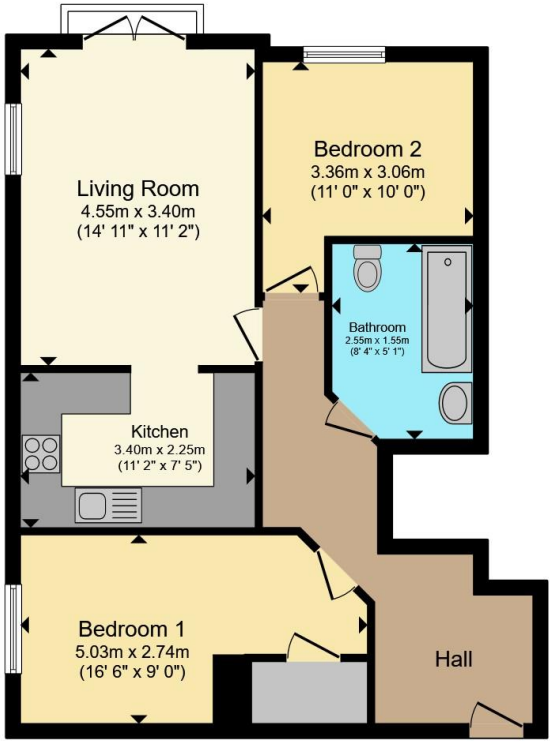
Bath with mixer taps and overhead shower, shower screen, WC, vanity wash hand basin, heated hand towel rail.

Outside

Parking

Allocated parking space.

Communal Gardens



Total floor area 62.9 m² (677 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

Connells

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: C

Service Charge: 1673.04

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315048

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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