

Connells

Branscombe House Gisburne Way
Watford

Branscombe House Gisburne Way
Watford WD24 5HQ

for sale
£250,000







Property Description

** NO UPPER CHAIN **

Connells are delighted to bring this well-presented first floor apartment to the market that is situated on a quiet cul-de-sac road within purpose-built block in North Watford. The property boasts plenty of natural light, creating a bright and welcoming atmosphere throughout and briefly comprises of a sizeable reception room, a well-appointed fitted kitchen, one double bedroom and a bathroom suite. Benefits include secure entry phone access, ample storage throughout, double glazed windows, neutral decor and an allocated parking space, with visitors parking also available on the development.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including North Watford & Watford Junction stations as well as the M1, M25 & A41 motorways. There are a variety of shops and amenities within walking distance as well as being a short drive from the vibrant Watford Town Centre with further shops, eateries, entertainment and recreational facilities.

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

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 ground rent/service charges that may be applicable.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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 Hallway

Front door, phone entry system, storage cupboard, electric radiator.

Living / Dining Room

Window to rear and side aspect, electric radiator, telephone point, television point, arch opening to kitchen.

Kitchen

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

Bedroom One

Window to rear aspect, built in wardrobe, electric radiator.

Bedroom Two

Window to rear aspect, electric radiator.

Bathroom

Window to side aspect, bath with mixer taps and shower attachment, WC, pedestal wash hand basin, extractor fan, heater and shaver point.

Outside

Communal Grounds

Access to well-maintained communal grounds.

Parking

Allocated parking & additional visitors bays.







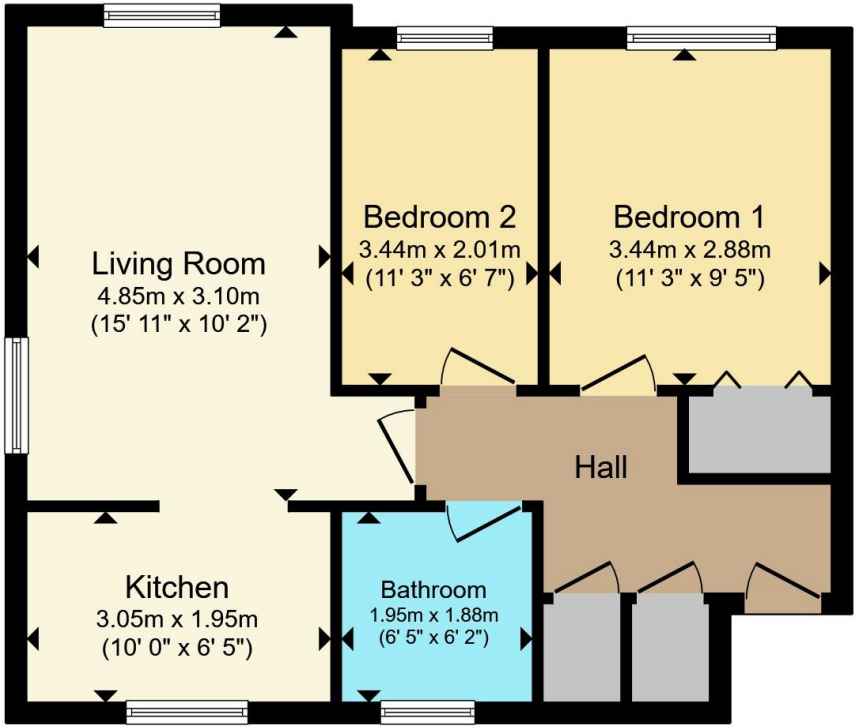












Total floor area 54.0 m² (581 sq.ft.) approx

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: Ask Agent

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315512

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1996. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.