



Connells

Warhol Court Baxter Road
Watford

Warhol Court Baxter Road Watford WD24 5AA

for sale
£250,000



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented ground floor apartment to the market that is situated on a popular development in North Watford. The property is bright and airy throughout and briefly comprises of a semi-open plan living room with a modern fitted kitchen, two well-proportioned bedrooms, a family bathroom suite and benefits from one allocated parking space.

Ideal for first time buyers and investors 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 be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

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

Living Room

Semi-open plan lounge and kitchen, window/Juliet balcony to front aspect, radiator, television point, telephone point.

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, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Window to front aspect, radiator.

Bedroom Two

Window to front aspect, radiator.

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, shower screen, WC, wash hand basin, heated towel rail.

Outside

Parking

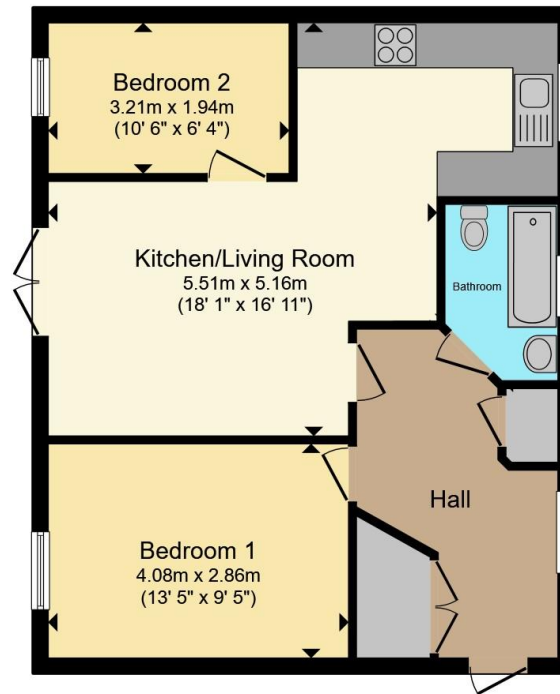
Allocated parking space.

Communal Gardens









Ground Floor

Total floor area 57.4 m² (618 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

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315413

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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