



**Connells**

Alderney House Scammell Way  
Watford



### Property Description

Connells are delighted to offer for sale this well-presented first floor apartment located within the sought after Swallows Development. The property comprises of a welcoming entrance hallway with a storage cupboard, a good size lounge/diner, separate fitted kitchen, a double bedroom and a bathroom suite. Externally the property offers ample residents parking and communal grounds and benefits from a long lease remaining.

Located within a prime position for access to Watford General Hospital and under a mile walk to Watford Met Station. Easy access to Watford Town Centre offering a wide variety of amenities, including the Atria Shopping Centre. Excellent transport links to include the A41, M1 and M25. The property ticks all the boxes for a first-time buyer, investment purchase and is well suited for commuting access.

### Entrance Hall

Front door, storage cupboard.

### Living Room

13' 11" x 10' 6" ( 4.24m x 3.20m )

Window to front aspect, electric heater, telephone point, television point.

### Kitchen

11' x 6' 5" ( 3.35m x 1.96m )

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

### Bedroom One

12' 10" x 9' 4" ( 3.91m x 2.84m )

Window to side aspect, electric heater.

### Bathroom

Bath with mixer taps and shower attachment, wash hand basin, low level WC, extractor fan.

### Outside

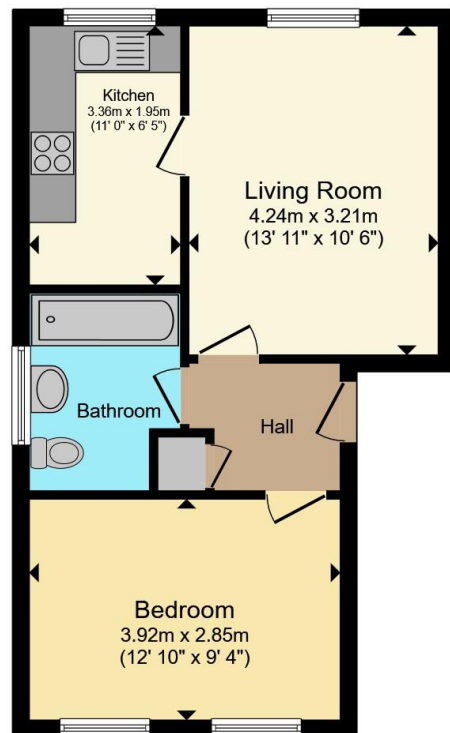
### Parking

Parking spaces for residents and visitor's parking.

### Communal Gardens

For resident's use.





Total floor area 41.1 m<sup>2</sup> (442 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)



To view this property please contact Connells on

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**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1953.00

Ground Rent:  
 90.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314916](http://connells.co.uk/Property/WTF314916)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 1994. Should you require 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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Property Ref: WTF314916 - 0008