



Connells

Rembrandt House Whippendell Road
Watford



Property Description

Connells are delighted to bring this immaculately presented second floor split-level apartment to the market that is situated on a popular road in West Watford. The property comprises of a spacious semi open-plan lounge and dining area, a modern integrated fitted kitchen, one double bedroom and a modern bathroom suite and benefits from a separate utility cupboard and an allocated gated underground parking space and secure bike shed.

Ideal for first time buyers or investors the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as easy access to major road links including the M1, M25, and A41. There are a variety of local shops, reputable schools and Cassiobury Park within walking distance as well as the vibrant Watford Town Centre being a short distance away (15-minute walk) providing further eateries, amenities, entertainment and recreational facilities.

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

Entrance Hall

Front door, storage cupboard.

Living Room

Windows to front aspect, television point, telephone point, radiator.

Kitchen

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

Utility Cupboard

Plumbing for washing machine.

Bathroom

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

First Floor

Bedroom One

Velux windows to front aspect, radiator.

Outside

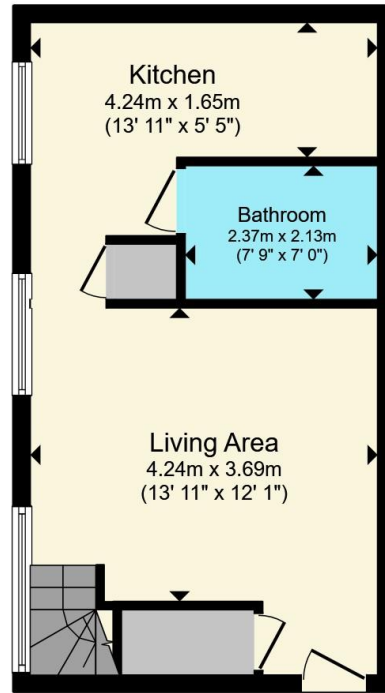
Parking

Gated underground allocated parking space.

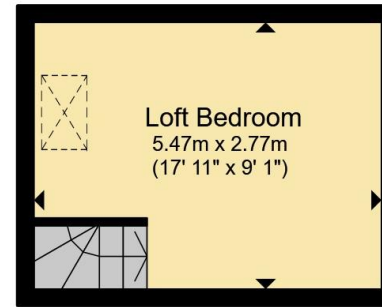








Ground Floor



First Floor

Total floor area 47.7 m² (513 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

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

6 The Parade
WATFORD WD17 1AA

EPC Rating: D Council Tax Band: C

Service Charge: 1700.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315202

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Jul 2017. 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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