





## Property Description

Connells are pleased to bring this immaculately presented third floor apartment to the market that is situated in Watford Town Centre. The property boasts a sizable reception room with a Juliet balcony, a fully integrated modern kitchen, one double bedrooms and a modern bathroom suite. Benefits include an additional dressing room, a separate utility cupboard, a newly fitted boiler and an allocated parking space.

Ideal for first time buyers or investors. Watford High Street and Shopping Centre is on your doorstep providing numerous eateries, amenities, entertainment, and recreational facilities. The property is also conveniently located with access to several transport links including Watford Junction and Watford High Street Stations with direct links into London Euston as well as the M1 and A41 motorways.

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

## Communal Entrance

Communal entrance, phone entry system, stairs and lifts to all floors.

## Entrance Hall

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

## Utility Cupboard

Housing plumbing for washing machine/dryer.

## Living Room

13' 7" +Door Recess x 10' 8" MAX ( 4.14m +Door Recess x 3.25m MAX )

Window to side aspect, patio door to Juliet balcony, radiator, television point, telephone point.

## Kitchen

11' 8" x 7' 8" ( 3.56m x 2.34m )

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

## Bedroom One

11' 1" x 10' 1" ( 3.38m x 3.07m )

Window to side aspect, radiator.

## Dressing Room

5' 5" x 5' 5" ( 1.65m x 1.65m )

Radiator.

## Bathroom

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

## Outside

## Parking

One allocated parking space.

### Additional Info

Housing Service Charge - £134.97 PCM

Other Charge - £45.08 PCM

Reserve Fund - £26.82 PCM









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

EPC Rating: B Council Tax  
Band: C

Service Charge:  
2482.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314546](http://connells.co.uk/Property/WTF314546)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. 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.

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