



**Connells**

Harvest End  
Watford



### Property Description

A sought after two bedroom second floor flat. Located in this popular location in this smart block and well placed for Sainsbury and Asda superstores. Main road links such as the A41 are close by. A large entrance hall takes you through this modern home with two bedrooms, one with ensuite, the large kitchen/ diner and the family bathroom. The development offers parking and communal grounds. Must be seen, please call to make a viewing!



## Entrance Hall

Front door.

## Large Lobby

### Bedroom 1

Irregular Shaped Room x ( x )

Radiator, radiator, window.

### Ensuite

WC, radiator, wash hand basin, shower cubicle, laminate flooring.

### Bedroom 2

8' 5" x 9' 7" ( 2.57m x 2.92m )

Window, radiator.

### Lounge Area

14' 1" max x 12' 7" plus recess ( 4.29m max x 3.84m plus recess )

Juliet balcony, window, two radiators.

### Kitchen area

12' 7" x 3' ( 3.84m x 0.91m )

Window, laminate flooring, range of wall and base units, stainless steel sink, cooker point.

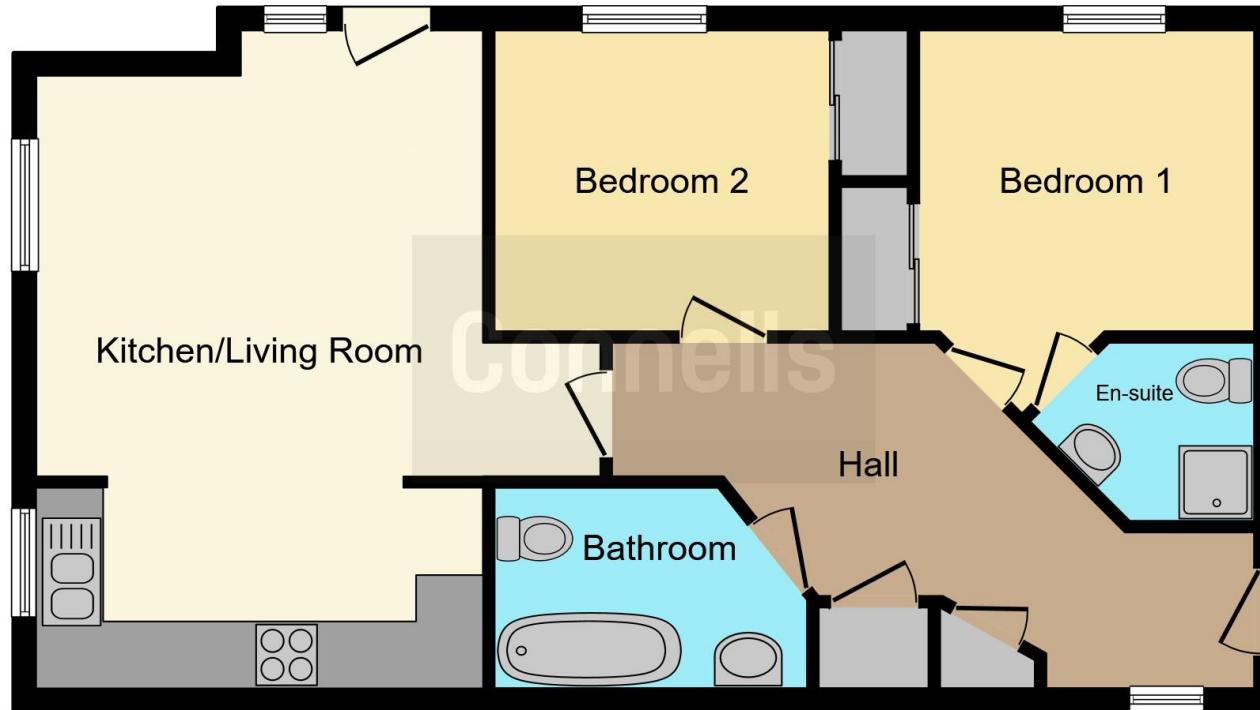
### Bathroom

Bath with shower attachment over, WC, wash hand basin, radiator, laminate flooring, extractor fan.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C    Council Tax  
Band: C

Service Charge: 972.00    Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA102822](http://connells.co.uk/Property/LEA102822)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2007. 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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