

Connells

Whippendell Road
Watford

Whippendell Road
Watford WD18 7QF

for sale offers in excess of
£250,000







Property Description

** NO UPPER CHAIN ** Situated in a popular and highly convenient location, this well-presented third-floor apartment is offered to the market with no upper chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The property comprises a welcoming entrance hall with useful storage, a spacious open-plan lounge and dining area, a modern fitted kitchen, two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobe space, together with a contemporary family bathroom.

Further benefits include allocated underground parking, secure communal access and well-maintained communal areas.

Ideally positioned, the property is within easy reach of Watford Town Centre, offering an excellent selection of shops, restaurants, cafés and leisure facilities, including the popular Watford Shopping Centre. Commuters are well catered for with Watford Metropolitan Station nearby, providing direct links into Central London, while the area is also served by excellent road connections including the M1, M25 and A41.

Families will appreciate the proximity to several highly regarded grammar schools and local schools, whilst outdoor enthusiasts can enjoy the beautiful open spaces, woodland walks and recreational facilities of Cassiobury Park, one of Hertfordshire's most sought-after green spaces.

Early viewing is highly recommended.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 Hallway

Living Room / Kitchen

Bedroom One

Bedroom Two

Bathroom

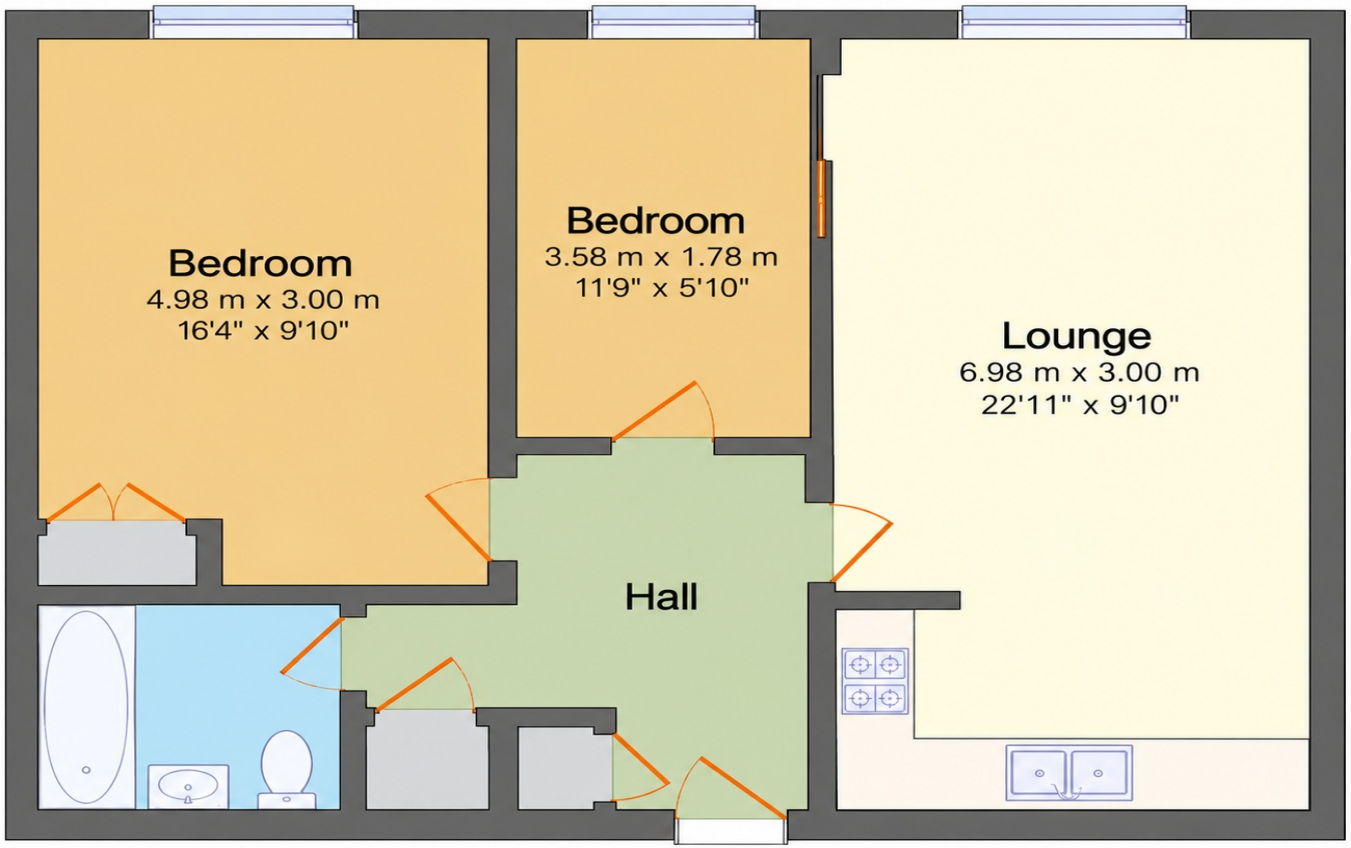
Outside

Parking

Underground allocated parking.







Approximate Total Area
619.5 sqft / 57.55 sqm

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: C

Council Tax Band: C

Service Charge: 1800.00

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315574

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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