





Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this well-maintained second floor apartment, ideally positioned within a quiet cul-de-sac, offering excellent potential for first-time buyers or investors alike.

The property boasts a bright and sizeable reception room, providing a versatile living and dining space perfect for both relaxing and entertaining. The newly fitted well-appointed kitchen offers ample storage and workspace, catering to all modern-day needs.

There are two well-proportioned bedrooms, both offering comfortable accommodation, alongside a newly fitted contemporary bathroom completing the internal layout. Additional benefits include off-street allocated parking and a long lease remaining, ensuring peace of mind for prospective buyers.

The property is ideally situated within walking distance of Carpenders Park Station, providing excellent transport links into Central London, and major road networks including the M1 and M25 making it particularly attractive for commuters.

The surrounding area offers a variety of local amenities including shops, supermarkets, and leisure facilities. Nearby green spaces and parks provide opportunities for outdoor recreation, while reputable schools and community facilities.

Agents Note: Please note that the AML fee covers 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.

Entrance Hall

Door to front aspect, storage cupboard.

Living Room

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

Kitchen

Newly fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven and hob, plumbing for washing machine and dishwasher, space for fridge/freezer.

Bedroom One

Window to rear aspect, built in wardrobes, electric radiator.

Bedroom Two

Window to rear aspect, electric radiator.

Bathroom

Newly fitted bathroom suite comprising bath with mixer taps and overhead shower attachment, WC, wash hand basin, extractor fan.

Outside

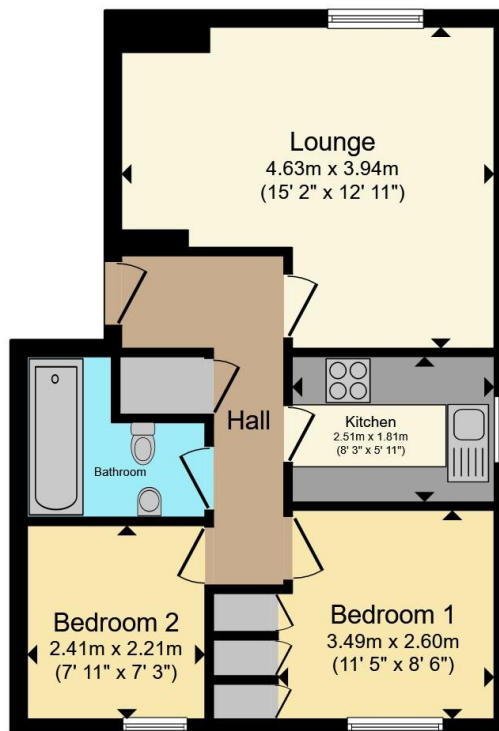
Parking

One off-street allocated parking space.









Total floor area 45.1 m² (486 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

Connells

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:
 1301.16

Ground Rent:
 0.01

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315272

This is a Leasehold property with details as follows; Term of Lease 189 years from 31 Mar 1989. 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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