



Connells

Field Gate House Watford Field Road
Watford

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for sale guide price
£235,000



Property Description

**** GUIDE PRICE £235,000 - £250,000 ****

Connells are pleased to bring this well-presented upper floor apartment to the market that is situated on a private gated 'mews' style development in Central Watford. The property comprises of a sizeable reception room with an open plan fitted kitchen, one double bedroom and bathroom suite. Benefits include character features throughout making this the ideal property for first time buyers and investors.

This property is situated close to Watford Town Centre with its extensive regional facilities and Watford Junction Station (with its fast services to Euston, approximately 20 minutes journey time as well as both the M1 and M25 motorways. Other amenities within close proximity of the property include Cassiobury Park, and several reputable local schools, including Watford Grammar School for girls and boys. It is also just a short walk to the high street, as well as the shopping centre featuring entertainment and recreational facilities, restaurants, bars and shops.

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

telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sash window to front aspect, gas hob, electric oven, plumbing for washing machine, space for fridge/freezer.

Bedroom One

13' 2" x 9' 8" (4.01m x 2.95m)

Sash window to rear aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, glass shower screen, WC, wash hand basin, radiator.

Entrance Hall

Front door, radiator.

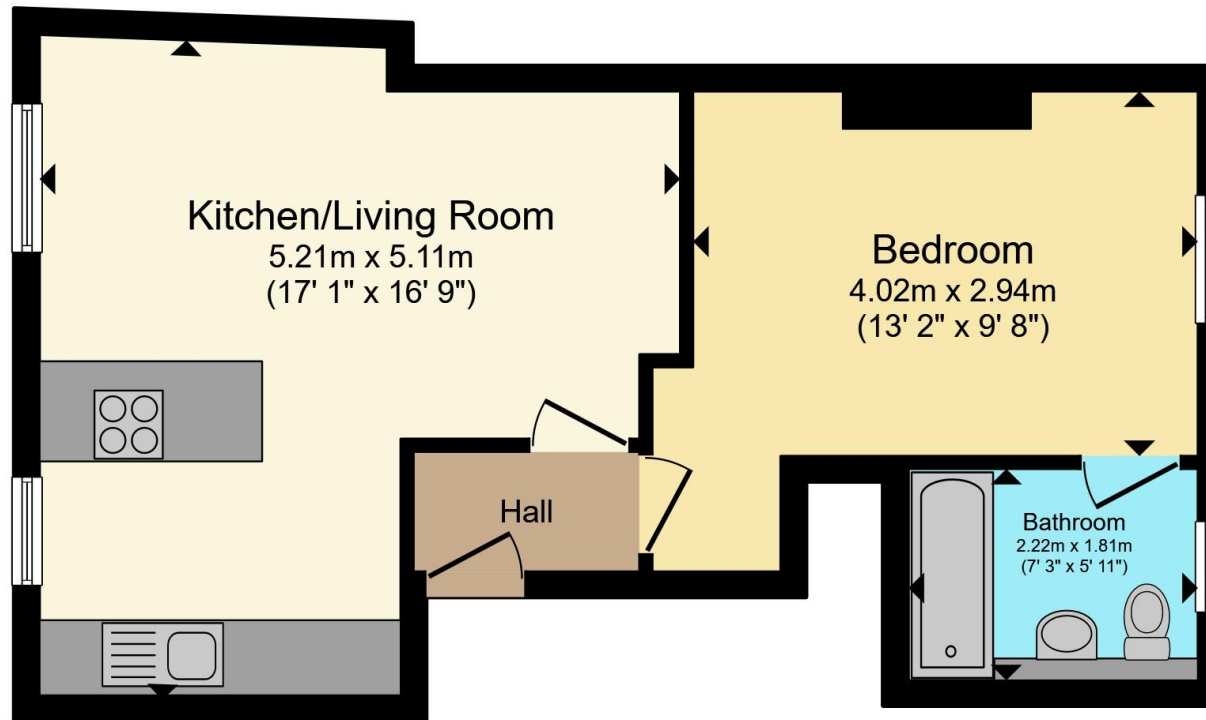
Lounge / Kitchen

17' 1" MAX x 16' 9" MAX (5.21m MAX x 5.11m MAX)

Sash window to front aspect, television point,







Total floor area 40.5 m² (436 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: E

Council Tax
 Band: C

Service Charge:
 2136.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314834

This is a Leasehold property with details as follows; Term of Lease 150 years from 17 Nov 2006. 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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