

Connells

Badminton House Anglian Close
Watford

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Watford WD24 4RG

for sale guide price
£140,000







Property Description

** NO UPPER CHAIN **

Connells are delighted to bring this well-presented third floor apartment to the market that is situated within the exclusive Reeds development in North Watford.

The property is neutrally decorated and boasts natural light throughout, comprising of a sizeable reception room which opens into a well-appointed fitted kitchen, one double bedroom with fitted wardrobes, and a bathroom suite. Benefits include loft access for additional storage, allocated parking space, visitor bays and access to the well-maintained communal gardens.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station as well as the A41 & M1 motorways. Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment, and recreational facilities.

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

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

Phone entry system, letter boxes, stairs to all floors.

Entrance Hall

Front door, phone entry point, cupboard housing hot water tank, storage cupboard, electric radiator.

Living Room / Kitchen

Window to front aspect, television point, telephone point, electric radiator, storage cupboard, opening to kitchen.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and space for fridge/freezer.

Bedroom One

Window to front aspect, fitted wardrobe, electric radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, extractor.

Outside

Parking

Allocated parking space & additional visitor bays.

Communal Grounds

Landscaped communal gardens.







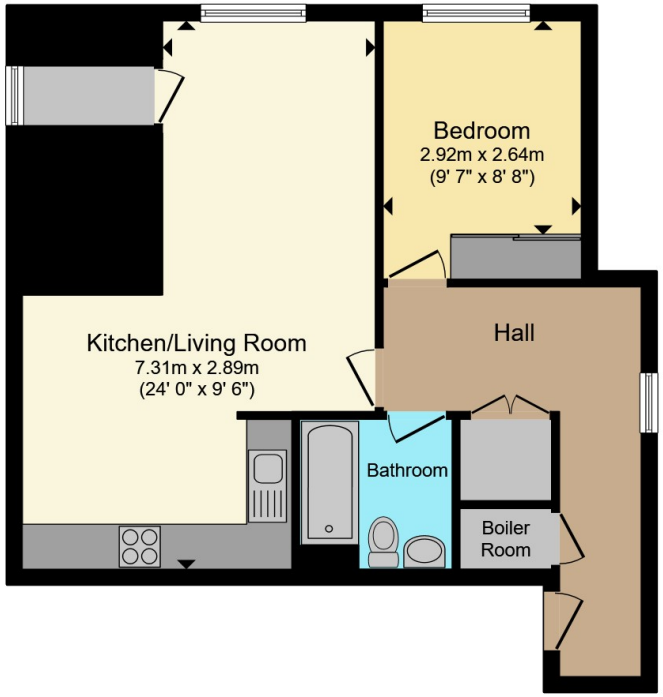







THIRD FLOOR
FLOOR
Fire exit





Third Floor

Total floor area 58.9 m² (634 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

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6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: C

Service Charge: 2500.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315378

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.