

Connells

Rochester Drive
WATFORD

Rochester Drive
WATFORD WD25 9BJ

for sale offers in excess of
£200,000







Property Description

Connells are delighted to present this well-proportioned one-bedroom flat situated on the popular Rochester Drive in Watford, offering comfortable living accommodation and the added benefit of allocated parking.

This attractive property features a bright and spacious reception room and dining room providing an ideal space for both relaxing and entertaining. The separate kitchen is thoughtfully arranged with a range of wall and base units, offering ample storage and workspace for everyday cooking.

The generous double bedroom provides a comfortable retreat, The property further benefits from a dedicated storage room, helping to keep the living areas clutter-free.

Completing the accommodation is a well-appointed bathroom fitted with a modern suite comprising a bath with shower attachment, wash hand basin, and WC.

The bathroom is newly refurbished as well as new radiators have been installed.
Externally, the property benefits from an allocated parking space and is conveniently located close to a range of local amenities, transport links, and shopping facilities. Watford town centre, Watford Junction station, and major road networks are all within easy reach, making this an excellent choice for first-time buyers, investors, or those looking to downsize.

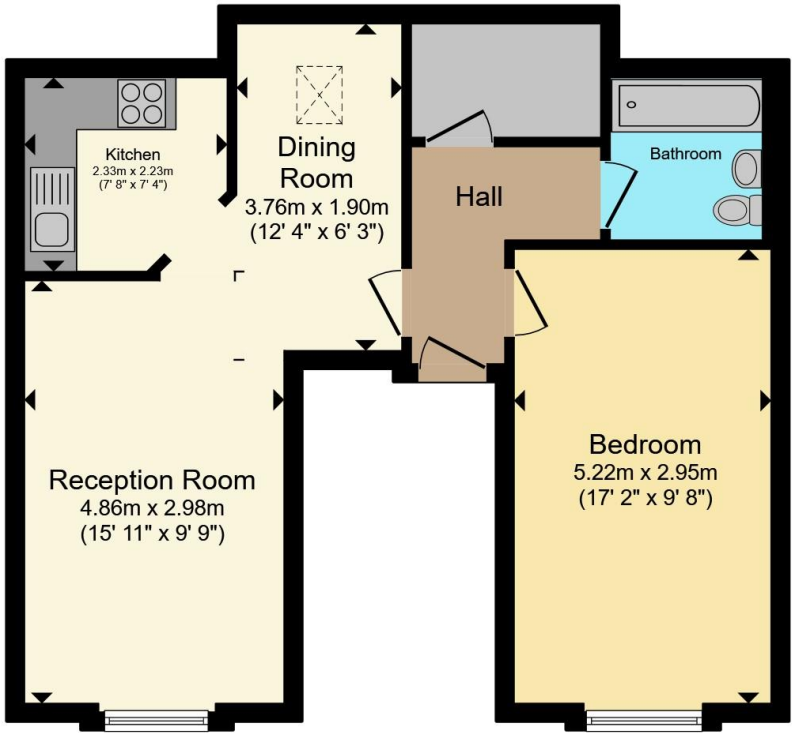
Early viewing is highly recommended to fully appreciate the space, convenience, and versatility this fantastic property has to offer.

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.











Total floor area 54.0 m² (581 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 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: D

Council Tax Band: C

Service Charge: 1200.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103793

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Sep 1993. 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.

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.