



Connells

Arliss Court Clarendon Road
Watford



Property Description

**** NO UPPER CHAIN ** PRICED FOR SWIFT & EFFICIENT SALE ****

**** SOLD AS SEEN - NEW FURNITURE INCLUDED AT NO EXTRA COST ****

Connells are pleased to offer for sale this immaculately presented ground floor studio apartment to the market that is situated in the heart of Watford Town Centre. The property comprises of a modern open plan lounge/bedroom with fitted wardrobes, a separate fully integrated fitted kitchen and contemporary shower suite and benefits from day-time blinds and night-time blackout blinds throughout the property as well as all heating, hot water, water rates and buildings insurance being included in the service charge.

Ideal for a first-time buyers, investor or commuters, the property is conveniently located on Watford High Street with easy access to both Watford Junction Station and Watford High Street Station, with its direct links into Euston, as well as the A41, M25 and M1 motorways. Situated within the very heart of the bustling town centre with its vast array shops, including the shopping centre, restaurants, bars, entertainment facilities and the award winning Cassiobury Park.

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

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.

Communal Entrance

Living / Bedroom

Windows to rear aspect, television point, telephone point, fitted wardrobes.

Kitchen

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

Shower Room

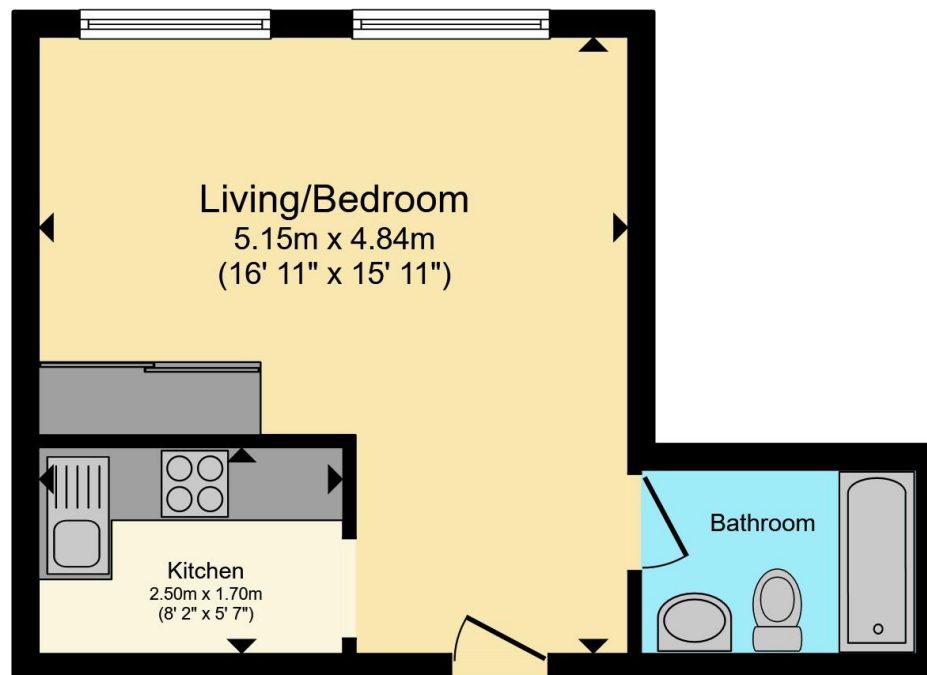
Shower cubicle, WC, wash hand basin, hand towel rail.

Additional Notes:

ALL heating, hot water, water rates and buildings insurance are included in the service charge.







Ground Floor

Total floor area 28.2 m² (303 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:
 2100.00

Ground Rent:
 184.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315421

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2015. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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