



**Connells**

Essoldo Court Granville Road  
Watford



### Property Description

Connells are delighted to bring this immaculately presented south facing second-floor apartment to the market that is situated in Central Watford. The property comprises an open plan reception room with a modern integrated kitchen with BOSCH appliances, two double bedrooms, a modern bathroom suite and en-suite to the master bedroom. Benefits include ample storage throughout, two private balconies as well as an allocated gated off-street parking space.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford High Street & Watford Junction Stations that have direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of nurseries, primary schools and secondary schools within proximity including Watford Girls Grammar School. The property is located on a quiet residential road within the vibrant Watford Town Centre that provides numerous shops, amenities, eateries, entertainment and recreational facilities.

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

### Communal Entrance

Door to front aspect, phone entry point, lift and stairs to all floors.

### Entrance Hall

Front door, phone entry system, storage cupboards, radiator.

### Living Room / Kitchen

Irregular Shaped Room 19' 8" MAX x 17' 6" MAX ( 5.99m MAX x 5.33m )

Open plan living room and kitchen, window to front aspect, door to balcony, radiator, television point, telephone point.

Modern fitted kitchen comprised of wall and base units with granite work surfaces and tiling to complement, sink with drainer, integrated BOSCH eye level oven & microwave, integrated electric BOSCH hob with extractor hood, integrated BOSCH washing machine, dishwasher & fridge/freezer.

### Bedroom One

14' 4" x 9' 9" ( 4.37m x 2.97m )

Window to front aspect, double glazed, radiator, door to en-suite.

### En-Suite

Shower cubicle, vanity basin, WC, heated hand towel rail, extractor fan.

### Bedroom Two

13' x 9' 4" ( 3.96m x 2.84m )

Window to front aspect, double glazed, door to balcony, radiator.

### Bathroom



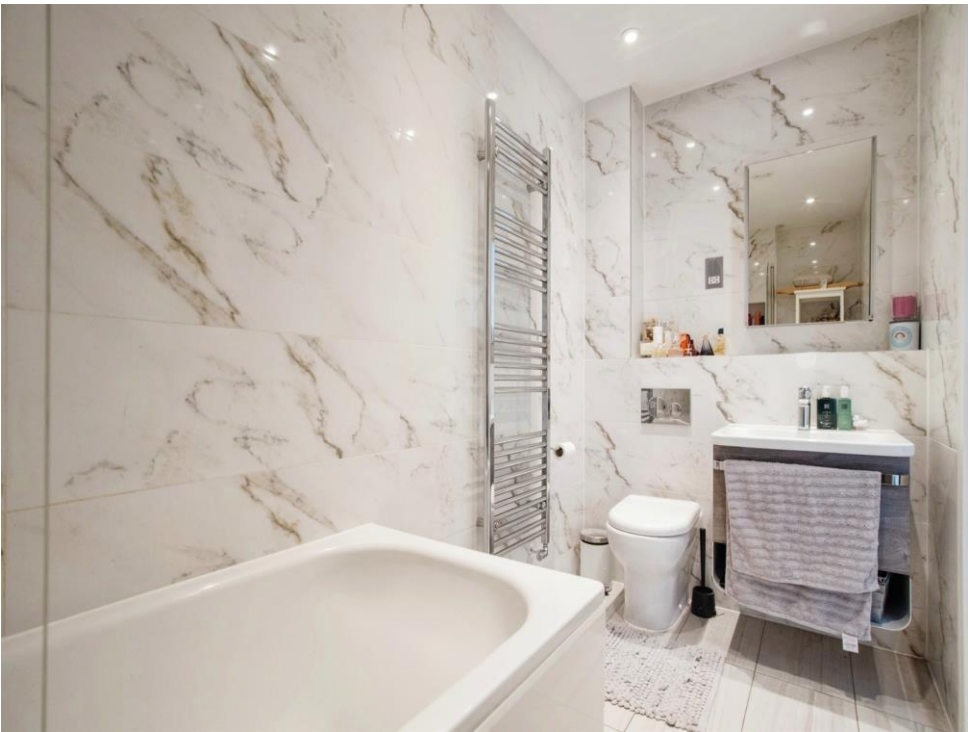
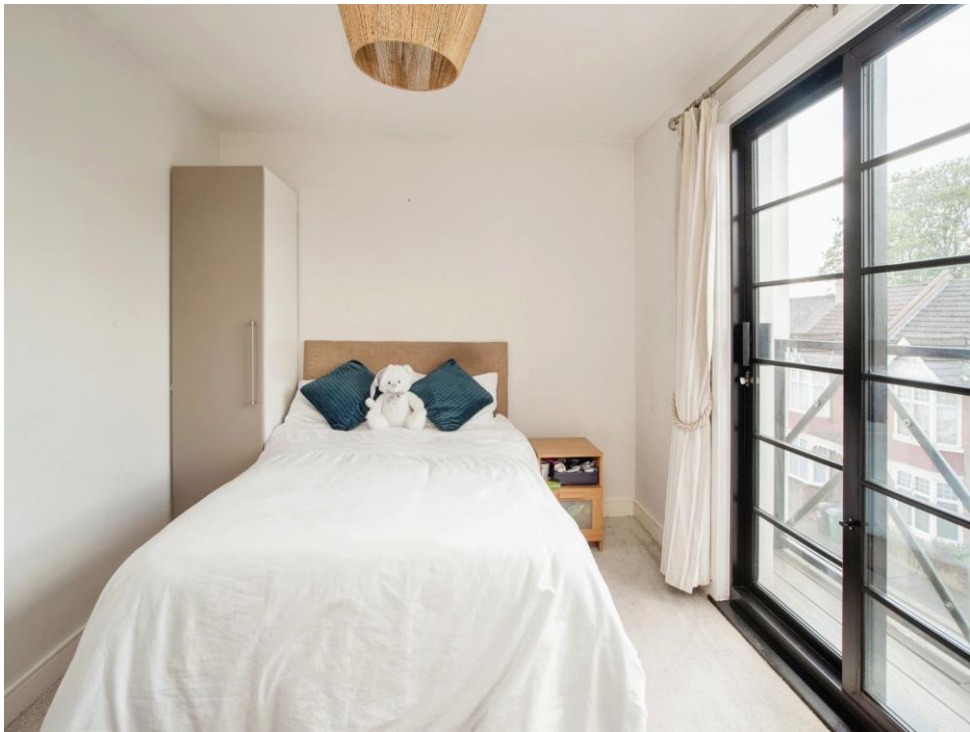
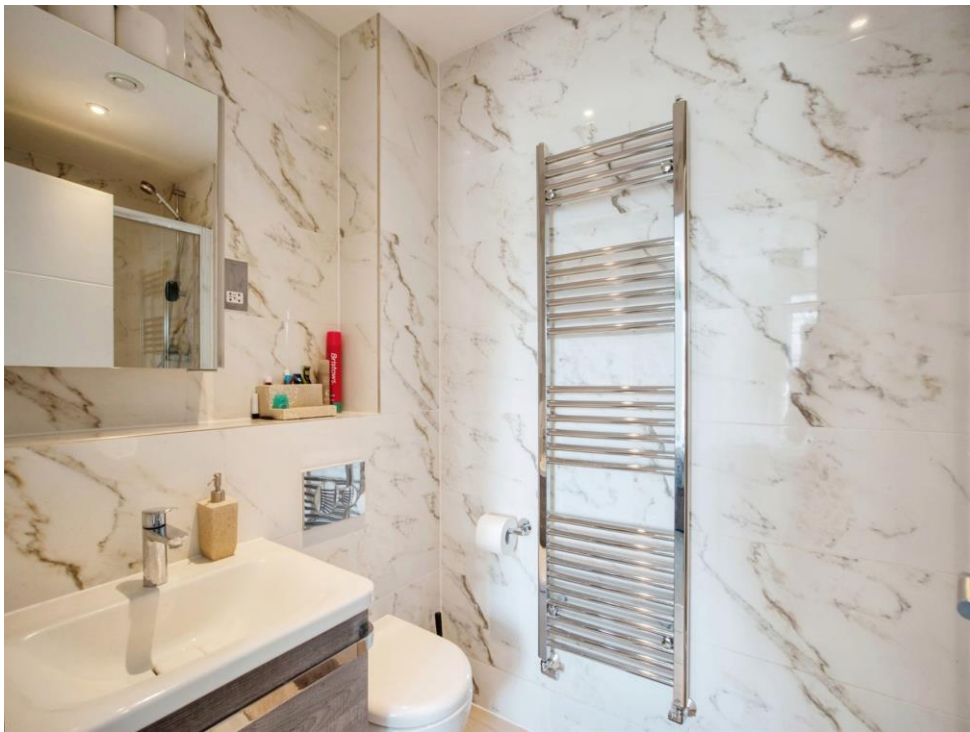
Bath with mixer tap and overhead shower, WC, vanity basin, heated hand towel rail, extractor fan.

## Outside

## Parking

One allocated gated parking bay.

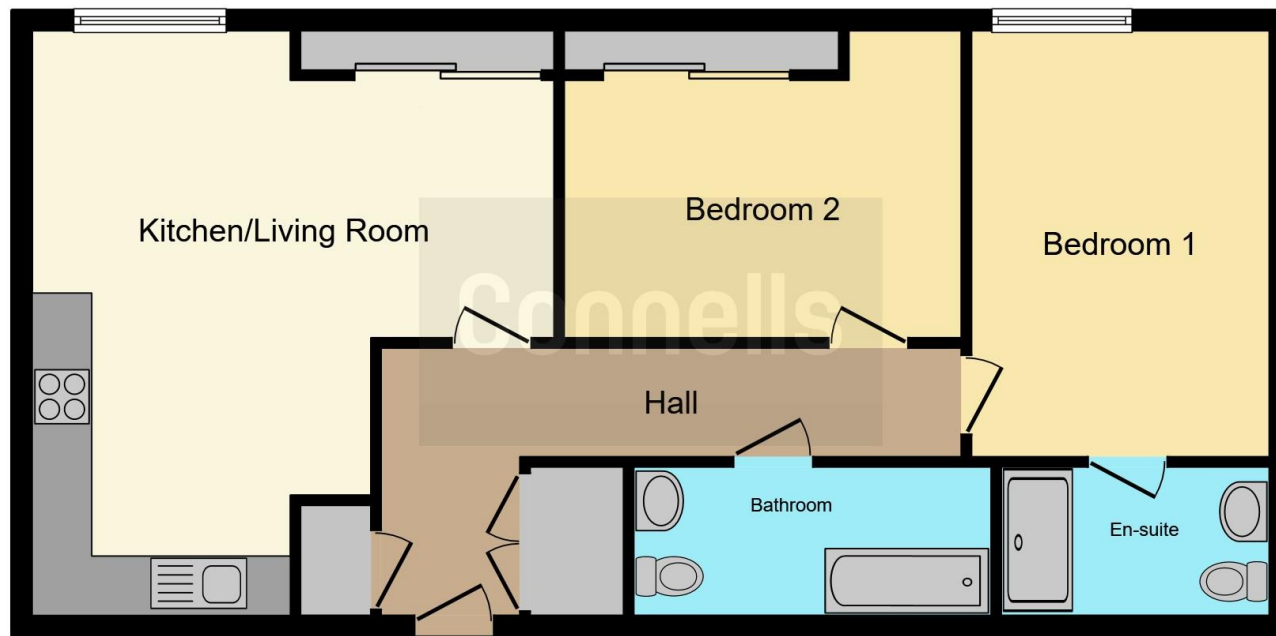












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 400.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313492](http://connells.co.uk/Property/WTF313492)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2016. 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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