



Connells

Grandfield Avenue
Watford



Property Description

Connells are pleased to bring this well-presented first floor flat to the market that is situated within a popular development in the sought after Nascot Wood. The property briefly comprises of a sizeable reception room, a well-appointed fitted kitchen, two well-proportioned bedrooms with fitted wardrobes and a family bathroom suite with separate WC. Benefits include residential parking, a garage in block, the scope for modernisation as well as being share of freehold with a 999-year lease (approx.985 years remaining).

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Junction Station with direct links into London Euston as well as the M25, M1 and A41. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Watford Boys Grammar School. There are a variety of local shops and amenities within walking distance as well as being a short distance away from the vibrant Watford Town Centre with its further amenities, eateries, entertainment and recreational facilities.

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

Door to front aspect, phone entry system, stairs to all floors.

Entrance Hall

Front door, phone entry system, radiator, storage cupboard, cupboard housing boiler.

Living Room

Window to front aspect, television point, telephone point, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, integrated fridge/freezer, breakfast bar area.

Bedroom One

Window to front aspect, fitted wardrobe, radiator.

Bedroom Two

Window to side aspect, fitted wardrobe,

radiator.

Bathroom

Window to side aspect, bath with mixer taps and shower attachment, wash hand basin, radiator.

Wc

Window to side aspect, WC, wash hand basin, radiator.

Outside

Garage

Up and over door.

Parking

Residential parking.

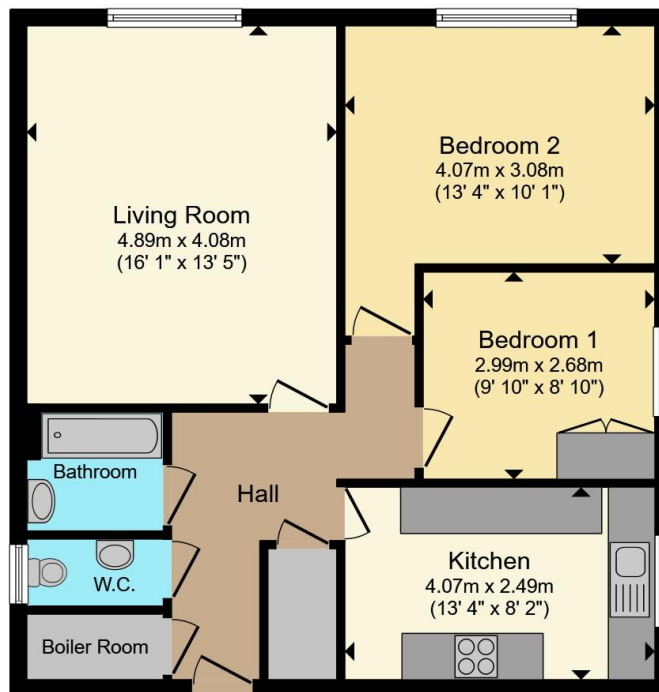
Communal Gardens

Access to well-maintained communal gardens.









First Floor

Total floor area 68.4 m² (737 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: D

Service Charge:
 1620.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315439

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Mar 2012. 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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