Connells

Priory Fields
Watford

Priory Fields
Watford WD17 4YP

for sale
£280,000

Property Description

** NO UPPER CHAIN **

Connells are pleased to bring this well-presented floor apartment to the market that is situated within a popular development in the sought after area of Nascot Wood. The property briefly comprises of a sizeable reception room, a integrated fitted kitchen, two double bedrooms and a family Jack & Jill bathroom suite. Benefits include an en-suite to the master bedroom, allocated parking space as well as access to the communal gardens.

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, electric radiator, storage cupboard.

Living Room

Windows to side aspect, television point, telephone point, electric 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, integrated washing machine, integrated fridge/freezer, electric radiator.

Bedroom One

Window to side aspect, electric radiator, door to en-suite.

En-Suite

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

Bedroom Two

Window to side aspect, electric radiator, door to bathroom.

Bathroom

Jacl & Jill bathroom, bath with mixer taps WC, vanity wash hand basin, heated towel rail.

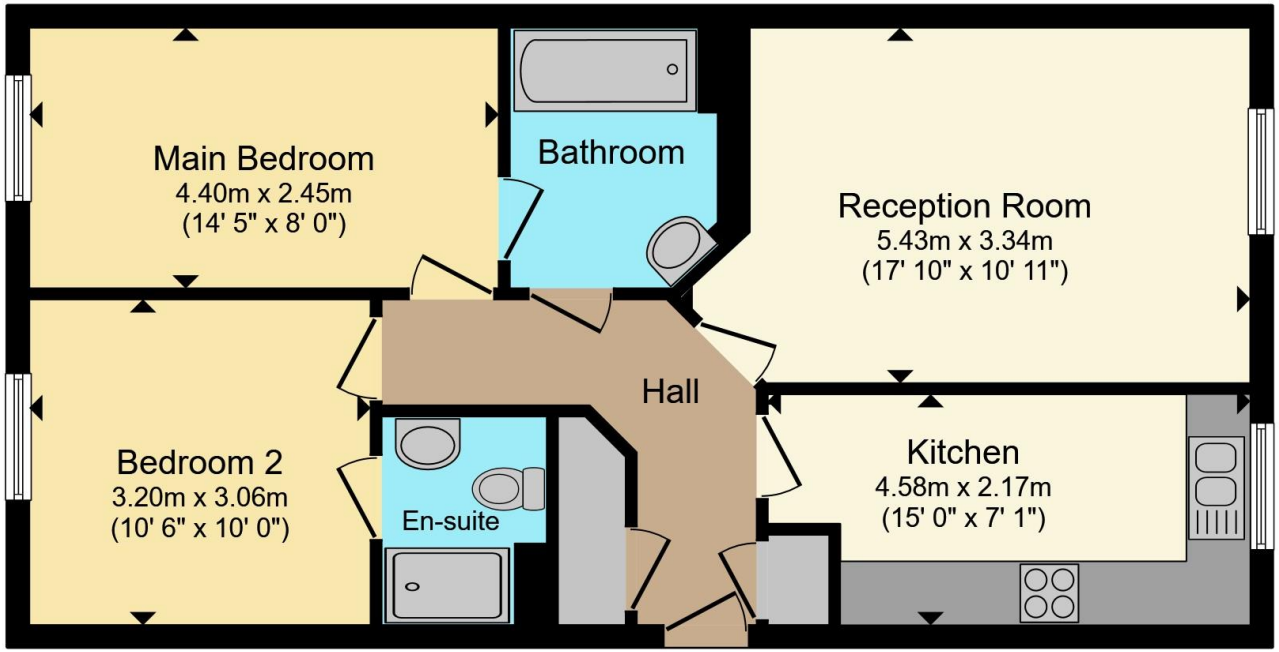
Outside

Parking

Allocated parking space.

Communal Gardens

Access to well-maintained communal gardens.



First Floor

Total floor area 64.2 m² (691 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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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: D

Service Charge: 954.05

Ground Rent: 275.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315115

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Feb 2006. 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.

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