



Connells

Batchworth House Colnebank Drive
Watford

Batchworth House Colnebank Drive Watford WD18 0LF

for sale
£300,000



Property Description

Connells are pleased to bring this immaculately presented seventh-floor purpose-built apartment to the market that is situated on a popular development in Watford.

The property comprises of an open plan reception room with a modern integrated fitted kitchen, one double bedroom and a contemporary bathroom suite. Benefits include a long lease remaining, no ground rent, NHBC warranty remaining as well as access to a private terraced balcony area.

The property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Bushey Station and Watford High Street Station with direct links into Euston. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of further 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.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Communal Entrance

Video phone entry system, reception area, lift and stairs to all floors.

Entrance Hall

Front door, two storage cupboards, video phone entry system, doors to all rooms.

Living Room / Kitchen

Open plan with kitchen, window to rear aspect, patio doors to terraced balcony, television point, telephone point, radiator.

Fully fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, stainless steel sink with drainer, integrated cooking appliances and extractor hood, integrated dishwasher, plumbing for washer/dryer, integrated fridge/freezer.

Bedroom One

Windows to rear aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, shaving point, heated towel rail.

Outside

Private Terraced Balcony

Large private paved patio area with space for outdoor dining table, outdoor lighting, stunning views over Watford.

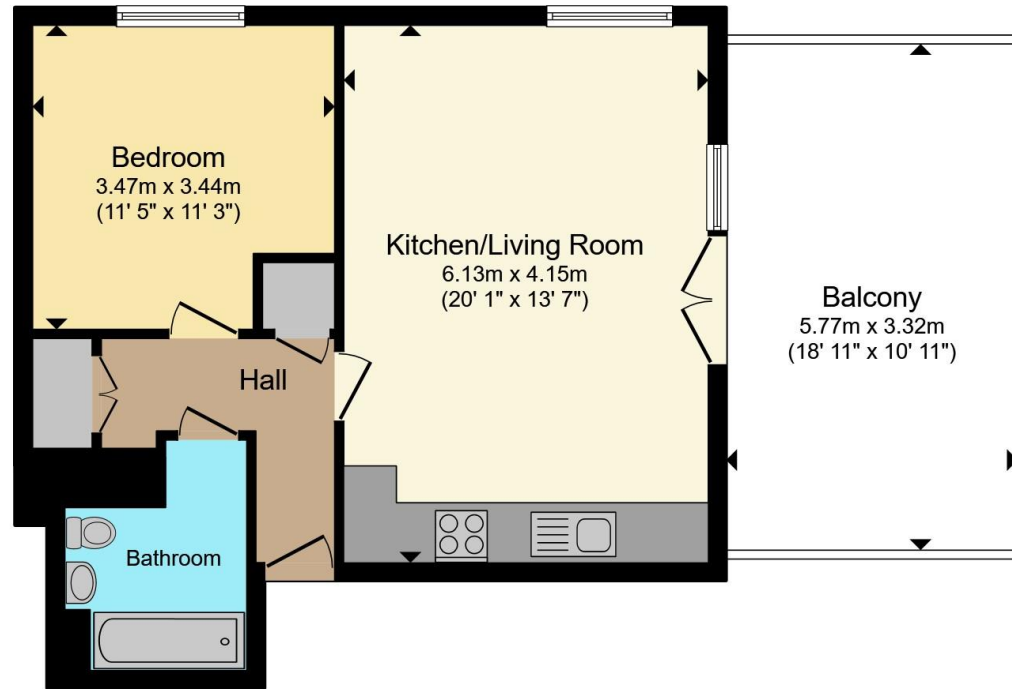
Communal Gardens

Access to well-maintained communal grounds.









Second Floor

Total floor area 49.5 m² (532 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: B Council Tax
 Band: C

Service Charge: 870.60 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315422

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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