



Connells

Essoldo Court Granville Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to present this immaculately maintained second-floor apartment, ideally located in the heart of Central Watford. The property features a bright open-plan living area with a contemporary fully integrated kitchen, a well-proportioned double bedroom, and a stylish modern bathroom. Further benefits include generous storage throughout, a long lease, and a private balcony.

Perfectly suited to first-time buyers and investors alike, the apartment enjoys excellent transport connections, with Watford High Street and Watford Junction stations providing direct links to London Euston. Major road networks, including the A41, M1 and M25, are also easily accessible. The area offers a wide selection of highly regarded nurseries, primary and secondary schools, including Watford Girls' Grammar School.

Positioned on a quiet residential road yet moments from Watford Town Centre, residents can enjoy a vibrant mix of shops, restaurants, entertainment, and leisure facilities all within easy reach.

For further 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 cupboard housing hot water tank, radiator.

Living Room / Kitchen

23' 3" MAX x 13' 6" MAX (7.09m MAX x 4.11m MAX)

Open plan living room and kitchen, window to rear 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 eye level oven & microwave, integrated electric hob with extractor hood, integrated washing machine, dishwasher & fridge/freezer.

Bedroom One

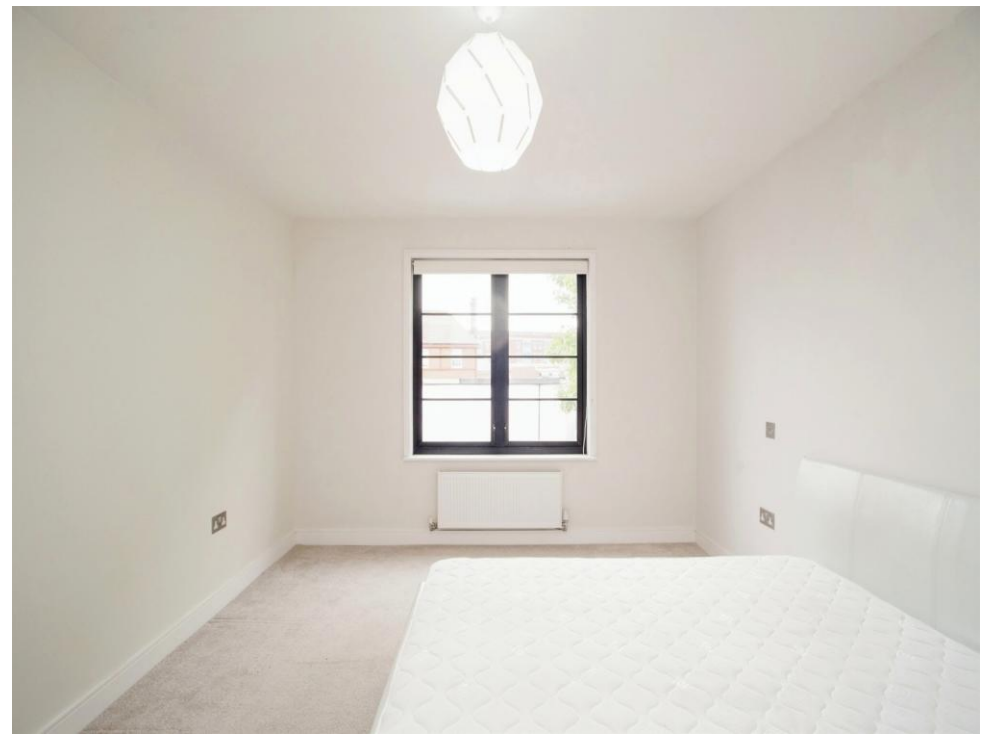
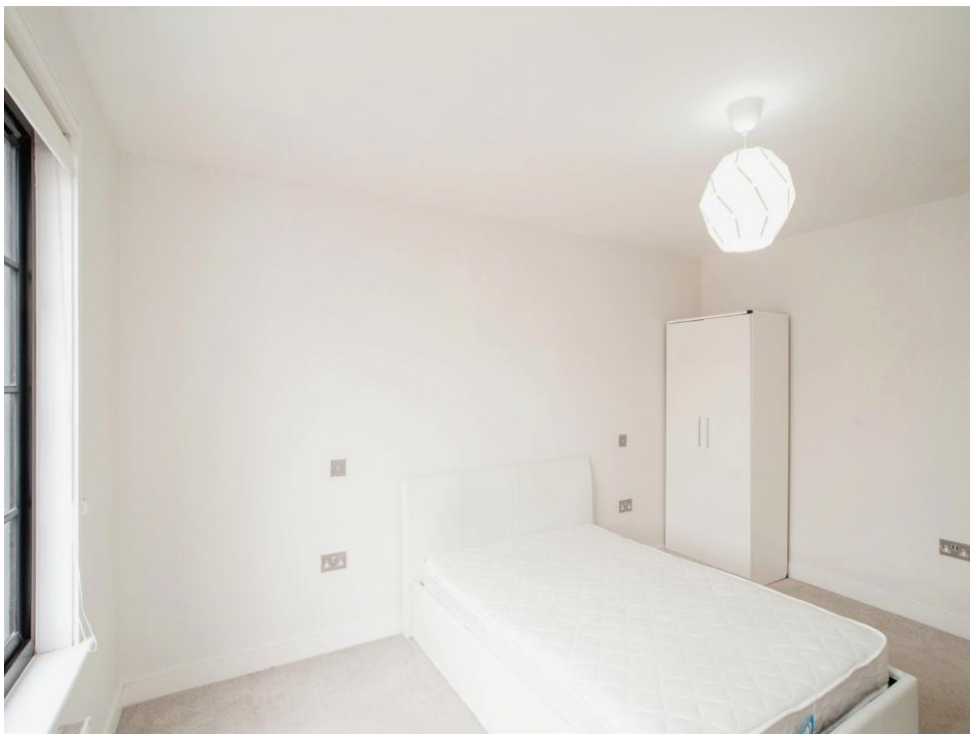
10' 9" x 14' 1" (3.28m x 4.29m)

Window to rear aspect, radiator.

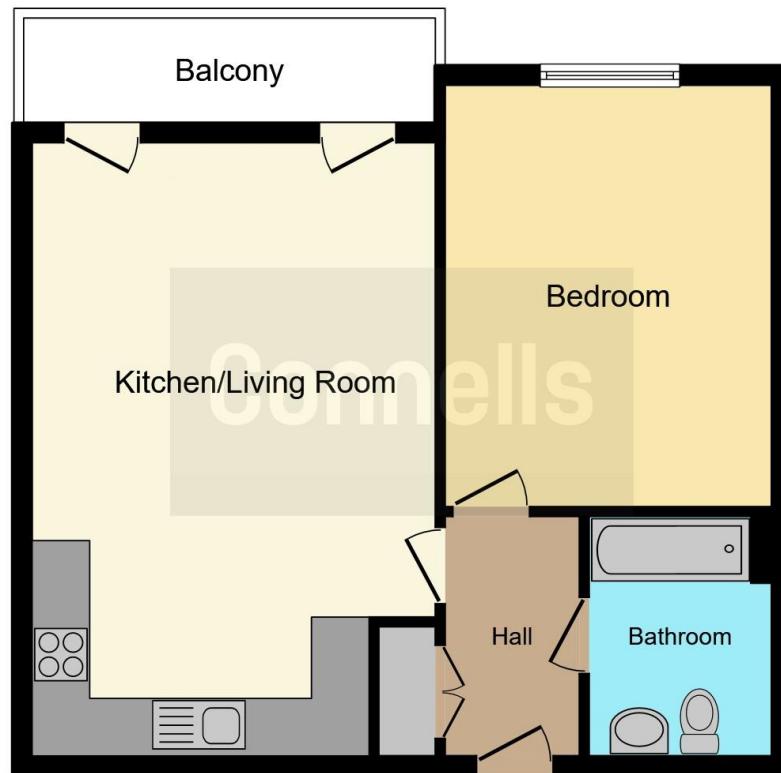
Bathroom

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









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

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: B Council Tax Band: B

Service Charge: 1900.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315231

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.

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