



Connells

Maple Lodge Riverwell Close
Watford



Property Description

** GUIDE PRICE 350,000 - £375,000 **

** NO UPPER CHAIN ** Connells are delighted to bring this well-presented fourth floor apartment to the market that is situated within the popular Watford Riverwell development.

Bright and airy throughout, the property comprises an open plan reception room with a modern fully integrated kitchen, two well-proportioned double bedrooms, along with a contemporary family bathroom. Benefits include a private balcony area, a separate utility cupboard, secure video entry system, a long lease remaining, allocated parking space, and access to a communal EV charging point.

Ideal for first time buyers and investors, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston as well as well-regarded schools including Watford Girls Grammar School. 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 family entertainment.

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

Communal Entrance

Key fob access to entrance lobby and cycle storage, video entry system, CCTV to entrance lobby, stairs and lift to all floors.

Entrance Hall

Front door, video entry phone, utility cupboard.

Utility Cupboard

Free standing plumbing for washing machine, electric/hot water.

Living Room / Kitchen

Windows to side and rear aspect, radiator, television point, telephone point, patio doors to private balcony area.

Modern fitted kitchen comprised of wall and base units with work surfaces and splashback to complement, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher and fridge/freezer.

Bedroom One

Window to side aspect, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bathroom

Bath with mixer taps with overhead shower, glass shower screen, WC, wash hand basin, heated towel rail, extractor.

Outside

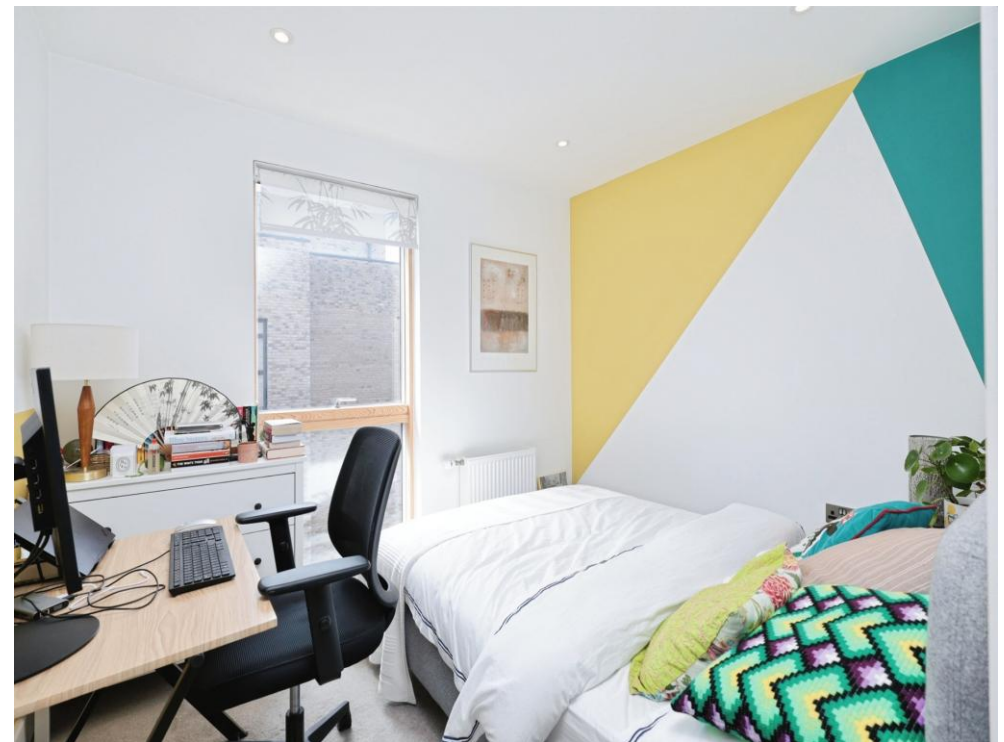
Private Balcony

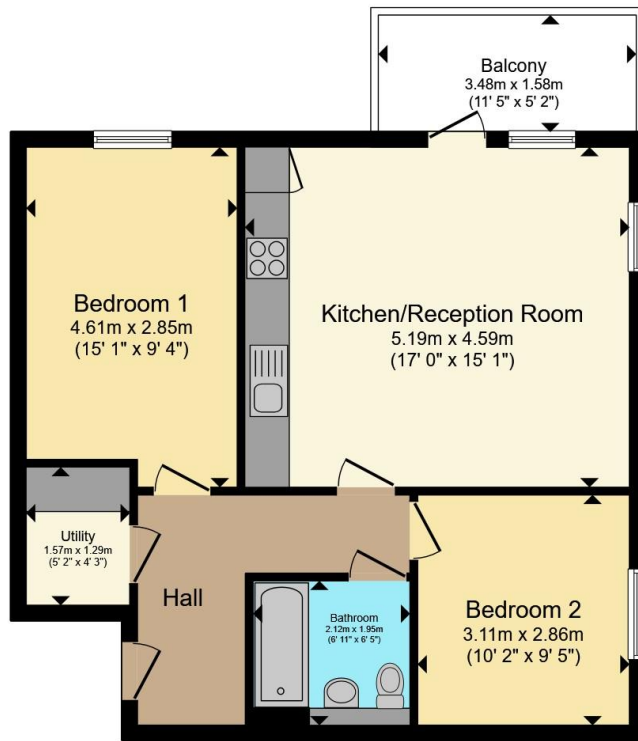
Parking

Allocated parking for one car.

Communal Gardens

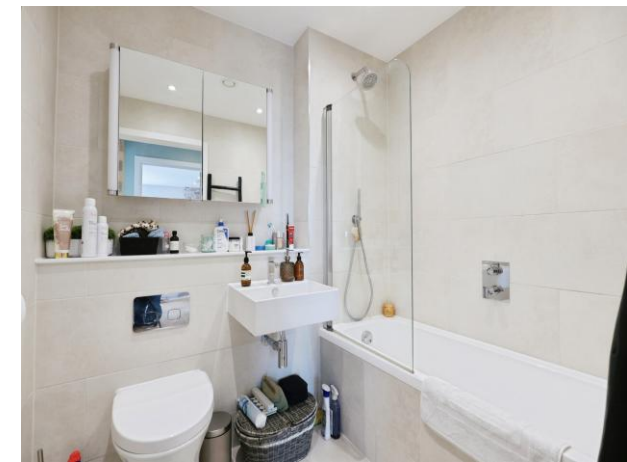
Well maintained communal gardens with play park.





Total floor area 61.1 m² (657 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



To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1950.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315249

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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