



**Connells**

Thurlows Court Colnebank Drive  
Watford





## Property Description

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

The property comprises of an open plan reception room with a modern integrated fitted kitchen, two double bedrooms and a modern bathroom suite. Benefits include an en-suite to the master bedroom, a separate utility cupboard, a long lease remaining, NHBC warranty remaining as well as a private terraced balcony.

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.

## Entrance Hall

Front door, storage cupboard, utility cupboard, video phone entry system, doors to all rooms.

## Utility Cupboard

Housing plumbing for washer/dryer and water softener.

## Living Room / Kitchen

23' 4" + Door Recess x 13' 7" MAX ( 7.11m + Door Recess x 4.14m MAX )

Open plan with kitchen, window to rear aspect, patio door to private terrace balcony, television point, telephone point, radiator.

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

## Bedroom One

11' 9" MAX x 11' 7" MAX ( 3.58m MAX x 3.53m MAX )

Windows to rear aspect, radiator, door to en-suite.

## En-Suite

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

## Bedroom Two

11' 7" MAX x 9' 9" MAX ( 3.53m MAX x 2.97m MAX )

Windows to rear aspect, radiator.

## Bathroom

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

hand towel rail.

## Outside

### Private Terrace

Private terrace area with space for outdoor dining table, outdoor lighting.

### Communal Gardens

Access to well-maintained communal grounds.



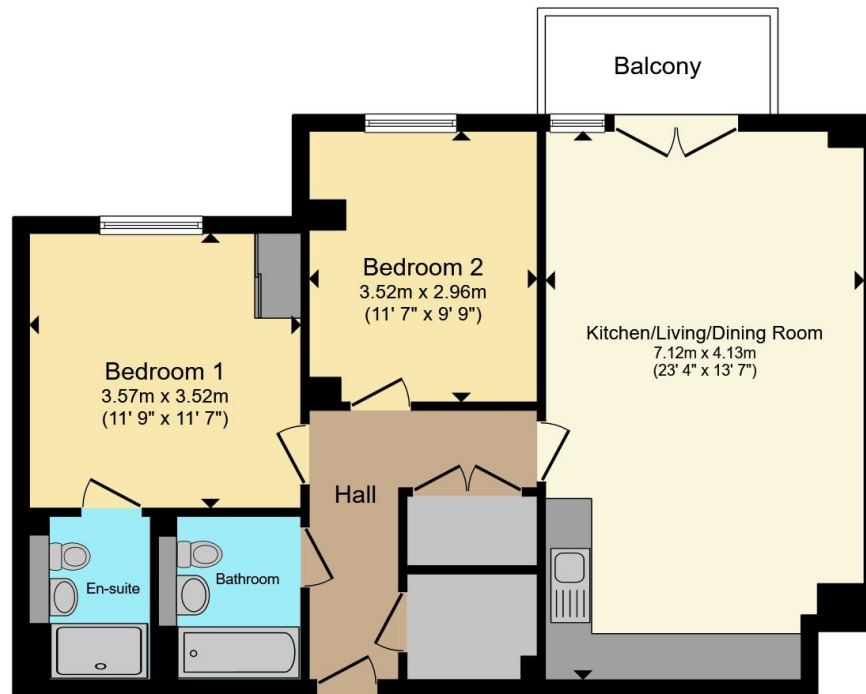












**Floor Plan**

Total floor area 71.5 m<sup>2</sup> (769 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

EPC Rating: B

Council Tax  
Band: D

Service Charge:  
1800.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315035](http://connells.co.uk/Property/WTF315035)**

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

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