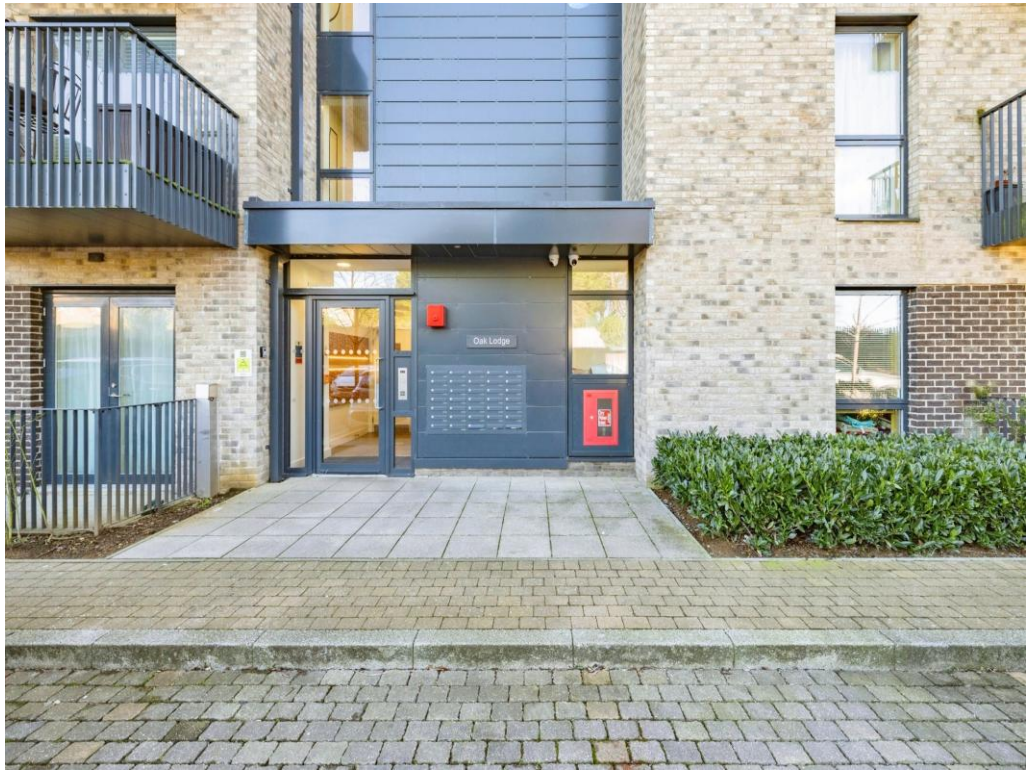


Connells

Oak Lodge Riverwell Close
Watford

Oak Lodge Riverwell Close
Watford WD18 0GZ

for sale
£240,000







Property Description

** NO UPPER CHAIN ** Connells are delighted to bring this well-presented ground floor apartment to the market that is situated within the new Watford Riverwell development. The property briefly comprised of an open plan living room with a modern fitted integrated kitchen, one double bedroom with built in wardrobes and a modern bathroom suite. Benefits include a private terraced patio area, a long lease remaining, secure video phone entry and access to the well-maintained communal gardens.

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, Watford Metropolitan and Bushey 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 Watford Shopping Centre with its vast area of family entertainment.

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

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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 Hallway

CCTV to entrance lobby with lift and stairs to all floors.

Entrance Hallway

Front door with video entry system and large storage cupboard.

Lounge/ Kitchen

Window to side aspect, patio doors opening to balcony, television point, telephone point and radiator.

Fully integrated modern kitchen comprising of wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, oven and hob with extractor fan over, fridge/freezer, washing machine, dishwasher and under cabinet lighting.

Bedroom One

Window to front aspect, built in wardrobes and radiator.

Bathroom

Bath with shower over, shower screen, wash hand basin, shaver socket, WC, heated towel rail, extractor fan and fully tiled.

Outside

Patio Area

Large wrap around patio area.





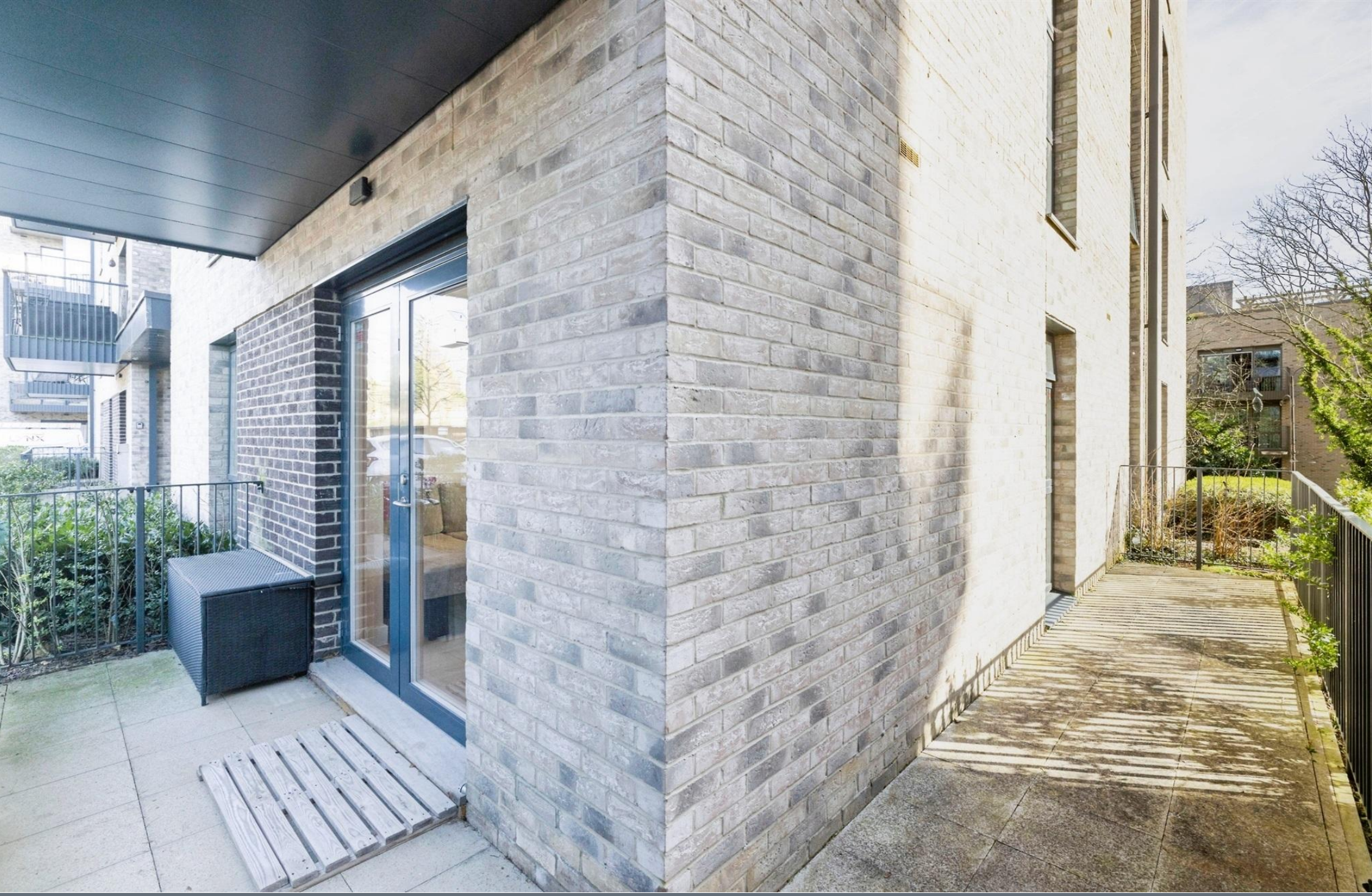


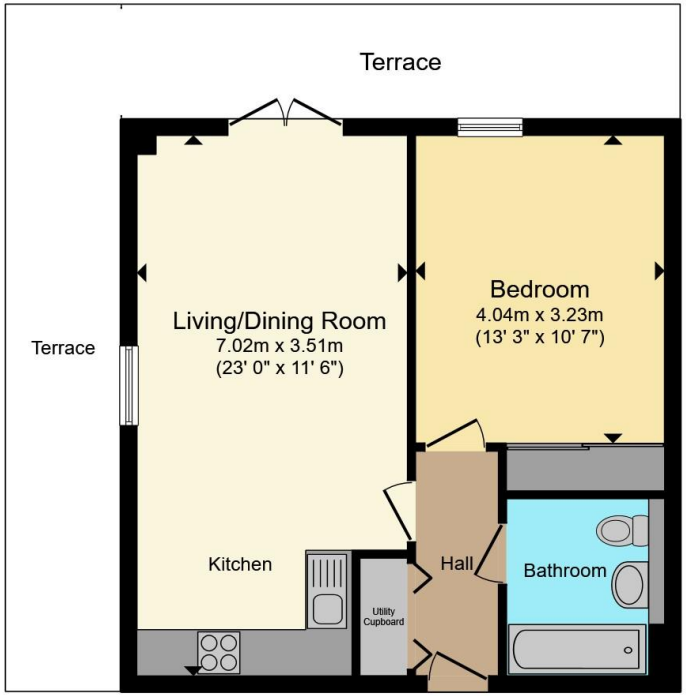












Floor Plan

Total floor area 48.0 m² (517 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: C

Service Charge: 2280.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315094

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

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.