Connells

Rosslyn Road
Watford

Rosslyn Road
Watford WD18 0JX

for sale
£175,000

Property Description

** 50% SHARED OWNERSHIP ** Connells are delighted to bring this well-presented ground floor flat to the market that is situated in the heart of Watford Town Centre. The property comprises of a sizeable reception room, a modern integrated fitted kitchen, two well-proportioned bedrooms and a modern bathroom suite. Benefits include an additional en-suite bathroom, private entrance to the property, a private patio area, as well as off-street parking.

Ideal for first time buyers, this property is also conveniently located with access to several transport links including Watford Junction and Watford High Street Station that have direct links into London as well as the A41, M25 & M1 motorways. The bustling Watford High Street and Atria Centre is only just a short walk away providing numerous shops, eateries, entertainment and recreational facilities as well as being a short distance from Cassiobury park.

For more information or to book a viewing please call 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.

Entrance Hall

Front door, storage cupboard, doors to all rooms.

Living Room

18' 6" MAX x 10' 7" MAX (5.64m MAX x 3.23m MAX)

Windows to side and rear aspect, television point, television point, patio door to terrace area, radiator, opening to kitchen.

Kitchen Area

10' 6" MAX x 8' (3.20m MAX x 2.44m)

Fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, sink with drainer, electric oven, gas hob with extractor hood, integrated washing machine, dishwasher & fridge/freezer, storage cupboard.

Bedroom One

11' 8" MAX x 9' 1" MAX (3.56m MAX x 2.77m MAX)

Window to rear aspect, fitted wardrobe, radiator, door to en-suite.

En-Suite

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

Bedroom Two

11' 8" MAX x 8' 7" MAX (3.56m MAX x 2.62m MAX)

Window to rear aspect, radiator.

Bathroom

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

Outside

Private Patio

Private patio area.

Parking

Permitted allocated bay (approx. £85 PCM).

Agents Note

This property is currently under shared ownership in conjunction with Hightown Housing Association who have criteria for any purchase, the advertised price is for the sellers 50% share, £555.28 per month is paid to the Housing Association as rent for the retained share.

Total floor area 65.0 m² (699 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

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: D

Service Charge: 988.80

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314083

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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