



Connells

Abbey View Garsmouth Way
Watford



Property Description

**** CHAIN FREE **** Connells are pleased to bring this one bedroom, penthouse apartment to the market that is situated in North Watford. The property comprises of a good sized living room/dining area, one double bedroom as well as a fitted kitchen and family style bathroom. Benefits include a large private balcony that presents spectacular panoramic views of Watford, ample storage throughout as well as being sold chain free, making this property the ideal investment property.

The property is conveniently located with access to several transport links including Watford North station as well as the A41 & M1 motorways. There are a variety of local shops and eateries within proximity as well as Watford Shopping Centre being just a short drive away providing further shops, eateries, entertainment and recreational facilities.

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

Communal Entrance

Door to front aspect, phone entry system, lifts and stairs to all floors.

Entrance Hall

Door to front aspect, three storage cupboards.

Lounge

16' 5" x 15' 9" (5.00m x 4.80m)

Window to rear aspect, double glazed, patio door to rear aspect to balcony, radiator, television point, telephone point.

Kitchen

7' 6" x 7' 3" (2.29m x 2.21m)

Fitted kitchen comprised of wall and base units, work surfaces and tiling to complement, window to rear aspect, double glazed, stainless steel sink with drainer, electric oven and hob, plumbing for washing machine, space for fridge/freezer.

Bedroom One

16' 5" x 6' 11" (5.00m x 2.11m)

Window to rear aspect, double glazed, radiator.

Bathroom

Bath with mixer taps and over-head shower, glass shower screen, WC, wash hand basin, heated hand towel rail, extractor fan.

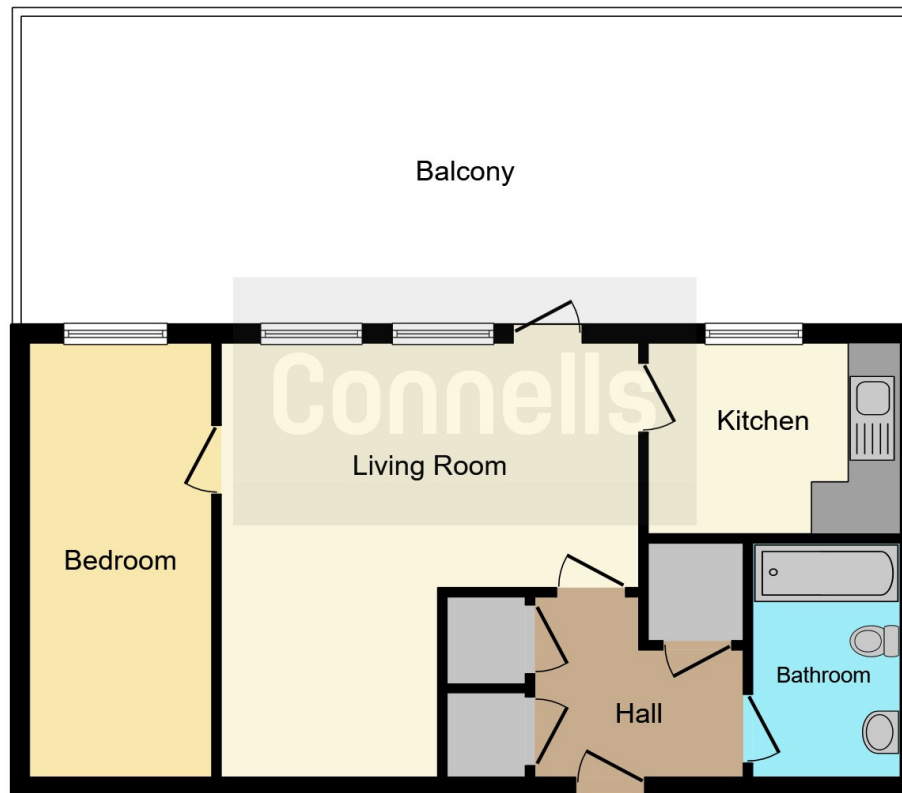
Balcony

30' x 9' (9.14m x 2.74m)

Block paved.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/LEA101468](https://www.connells.co.uk/Property/LEA101468)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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