



Connells

Wilton Place Estcourt Road
Watford



Property Description

8** NO UPPER CHAIN ** NEW 999 YEAR LEASE UPON COMPLETION ** Connells are delighted to present this well-proportioned one double bedroom ground floor maisonette, ideally located in the heart of Watford and offered to the market with no upper chain and the benefit of a brand new 999-year lease (peppercorn ground rent) – making it an excellent purchase for first-time buyers and investors alike.

The property benefits from its own private entrance, adding a sense of independence and convenience, and offers generous living accommodation throughout. Internally, the home features a large reception/dining room, providing ample space for both relaxing and entertaining guests.

A well-appointed fitted kitchen offers a range of wall and base units with work surfaces and space for appliances, while the spacious double bedroom is complemented by ample storage throughout, ensuring practical day-to-day living.

Further benefits include off-street allocated parking, double glazing, and a well-maintained setting.

The property is ideally situated within proximity to Watford Junction Station, offering fast and direct services into London Euston. Watford High Street and Shopping Centre are also nearby, providing a wide range of shops, restaurants, cafés, and leisure facilities. The area is well served by green open spaces including Cassiobury Park, and excellent road links via the M1, M25, and A41.

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

Entrance Porch

Front door, door to reception room.

Reception Room

Bay window to front aspect, television point, telephone point, storage cupboard, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and dishwasher, integrated fridge/freezer, wall mounted boiler. (WHITE GOODS INCLUDED IN SALES PRICE)

Bedroom One

Window to rear aspect, fitted wardrobes, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, extractor fan.

Outside

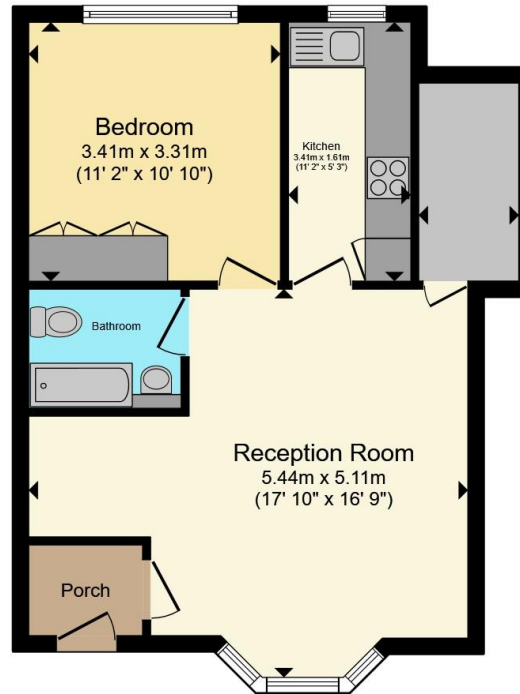
Parking

Off-street residents parking.









Ground Floor

Total floor area 48.6 m² (524 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: C Council Tax Band: C

Service Charge: 1000.00

Ground Rent: 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315278

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1994. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF315278 - 0005