

Connells

Ferryhills Close
Watford

Ferryhills Close
Watford WD19 7AT

for sale
£240,000







Property Description

Connells are pleased to bring this well-presented first-floor flat to the market that offers an excellent opportunity for first-time buyers or investors, conveniently located within a popular residential area of South Oxhey.

The accommodation comprises a sizeable reception room, a well-appointed fitted kitchen offering ample storage and worktop space. The property further benefits from a generous double bedroom and a modern bathroom. An enclosed balcony area provides additional versatile living space, while the private rear garden area is a rare and valuable feature for a property of this type.

Additional advantages include low ongoing charges, making this an affordable and attractive option for buyers seeking long-term value.

Situated close to a range of local shops, amenities and everyday conveniences, the property is also well placed for excellent transport links. Nearby stations including Carpenders Park Station and road connections provide easy access into Watford town centre, surrounding areas and central London, making it ideal for commuters.

Early viewing is highly recommended to appreciate the space, location and potential this property has to offer.

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, phone entry point, radiator.

Living Room

Windows to front aspect, television point, telephone point, 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, space for fridge/freezer.

Bedroom One

Window to front aspect, built in wardrobe, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Enclosed Balcony

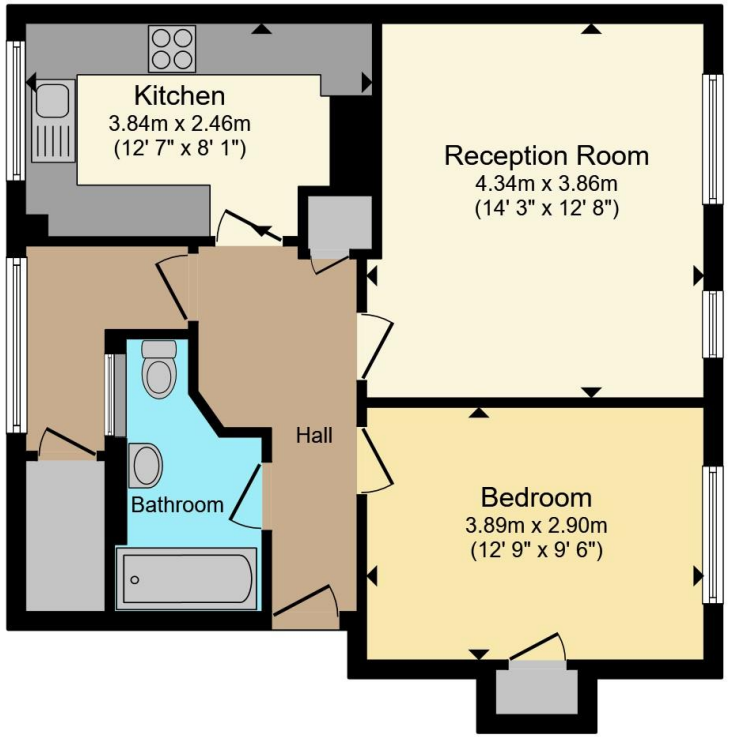
Window to rear aspect, storage area, radiator.

Outside

Private Garden Area











Total floor area 56.6 m² (609 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: D

Council Tax Band: B

Service Charge: 800.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314922

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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.