



Connells

Ridgehurst Avenue
Watford



Property Description

A superb one bedroom ground floor maisonette with share of freehold. This property has everything you would need to move straight in. Well presented throughout this home has off road parking and a rear garden. The kitchen/ lounge area is bright and airy, the bathroom is very modern and the double bedroom is perfect for relaxing and dressing. Well placed for High Road and Abbotswood with its convenience grocery shop and restaurant. Local road links include the North Orbital. Your viewing is highly recommended.

Entrance Hall

Front door.

Lounge

10' 10" x 10' 10" (3.30m x 3.30m)

Kitchen

Bedroom 1

9' 11" x 12' 11" (3.02m x 3.94m)

Bedroom 2

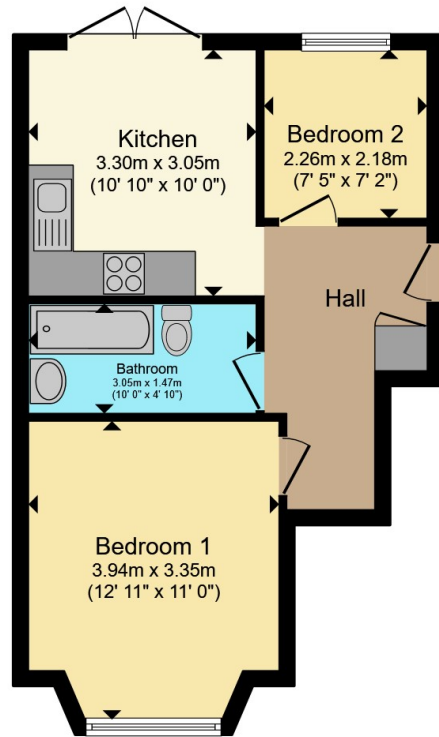
7' 2" x 7' 5" (2.18m x 2.26m)

Bathroom

Bath, shower attachment, wash hand basin,







Total floor area 40.2 m² (433 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

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EPC Rating: B Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103628

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.

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