

Connells

Hackworth Court Bedford Street
Watford

Hackworth Court Bedford Street
Watford WD24 5FX

for sale shared ownership

£100,000







Property Description

Located in the modern Hackworth Court development in the heart of North Watford, this well-presented one-bedroom apartment offers an excellent opportunity for first-time buyers and commuters alike.

The property features a bright open-plan living, dining and kitchen area with access to a private south-facing balcony, a spacious bedroom, contemporary bathroom, video entry system, lift access and an allocated parking space.

Ideally positioned just a 5-minute walk from Watford Junction Station, with direct services to London Euston in as little as 16 minutes, and within easy reach of Watford town centre, local amenities, the M1 and M25.

Available through Shared Ownership, the property has an approximate 245-year lease remaining, with a 40% share available for £100,000 based on a full market value of £250,000.

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

Communal Entrance

Entrance Hall

Lounge / Diner

Kitchen

Bedroom One

En-Suite / Bathroom

Outside

Balcony

South facing.

Parking

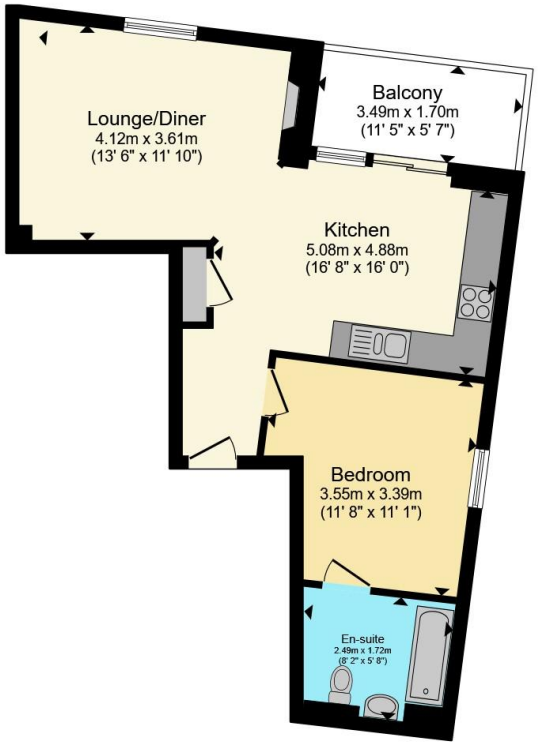
One allocated parking space.

Agents Note

This property is currently under shared ownership in conjunction with Pinnacle Group Housing Association who have criteria for any purchase, the advertised price is for the sellers 40% share, £462.20 per month is paid to the Housing Association as rent for the retained share.











Total floor area 47.3 m² (509 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: C

Service Charge: 3131.16

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315440

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jun 2021. 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.

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