



**Connells**

Herga Court Stratford Road  
Watford

# Herga Court Stratford Road Watford WD17 4PA

for sale offers in excess of  
**£350,000**



## Property Description

**\*\* SHARE OF FREEHOLD \*\***

Connells are delighted to bring this well-presented first floor apartment to the market that is situated in a cul-de-sac location in the sought after area of Nascot Wood. The property offers spacious living accommodation, a well-appointed fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include being offered with share of the freehold with a 999-year lease, a private terrace balcony, resident's parking, access to the communal gardens as well as a garage in a separate block.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Junction station with direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of local shops and amenities within walking distance as well as the award winning Cassiobury park. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The vibrant Watford High Street and Shopping Centre is just a short distance away providing further shops, eateries, entertainment and recreational facilities.

Viewing is HIGHLY recommended.

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

## Communal Entrance

Communal front door, security intercom system.

## Entrance Hall

Front door, storage cupboard, phone entry, radiator and doors to all rooms.

## Living Room

18' 2" x 12' 2" ( 5.54m x 3.71m )

Window to front and side aspect, radiator, telephone and television point, patio doors to private balcony.

## Kitchen

12' x 9' ( 3.66m x 2.74m )

Fitted kitchen comprised of wall and base level units with work surfaces over, window to rear aspect, stainless steel sink unit with mixer tap, oven and hob with extractor hood, space for fridge/freezer, wall mounted boiler, plumbing for dishwasher and washing machine.

## Bedroom One

15' x 11' ( 4.57m x 3.35m )

Window to front aspect, radiator and built in wardrobe.

## Bedroom Two

11' 3" x 10' 7" ( 3.43m x 3.23m )

Window to rear aspect and radiator.

## Bathroom

Window to rear aspect, radiator, bath with mixer tap and overhead shower, wash hand

basin, WC, hand towel rail.

## Outside

## Priavte Balcony

## Communal Gardens

## Parking

Residential parking.

## Garage

Up and over door.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 1260.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314599](http://connells.co.uk/Property/WTF314599)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2005. 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF314599 - 0005