



**Connells**

Orchid Court West Street  
Watford



## Property Description

Connells are pleased to bring this beautifully presented second floor apartment to the market that is situated within walking distance to Watford Town Centre and Watford Junction. The property comprises of an open plan living area and modern fitted kitchen, two double bedrooms as well as a family bathroom suite. Benefits include a separate utility cupboard, a long lease, lift access, access to the well-maintained communal gardens, still being under the NHBC warranty as well as a secure allocated parking space.

Ideal for first time buyers and investors, the property is also conveniently located with access to several transport links including Watford Junction station that provides direct links into London Euston as well as the A41, M1, M25 motorways. The vibrant Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, amenities, entertainment and recreational facilities.

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

## Entrance Hall

Front door, storage cupboard, utility cupboard.

## Utility Cupboard

Plumbing for washing machine.

## Living / Dining Room

20' MAX x 9' 9" MAX ( 6.10m MAX x 2.97m MAX )

Open plan lounge and kitchen, window to rear aspect, television point, telephone point, radiator.

## Kitchen

9' x 7' ( 2.74m x 2.13m )

Contemporary fitted kitchen comprised of wall and base units with work surfaces to complement, sink with mixer taps, electric oven and hob with extractor hood, integrated dishwasher and fridge/freezer, breakfast bar.

## Bedroom One

11' 3" MAX x 10' 5" MAX ( 3.43m MAX x 3.17m MAX )

Window to side aspect, radiator.

## Bedroom Two

13' MAX x 7' 5" MAX ( 3.96m MAX x 2.26m MAX )

Window to side aspect, radiator.

## Bathroom

Bath with mixer taps and overhead shower, glass shower screen, wall mirror, WC, wash hand basin, tiled.

## Outside

## Communal Gardens

Well-maintained communal gardens.

## Parking

One allocated parking space.









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: B    Council Tax  
 Band: D

Service Charge:  
 2000.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314262](http://connells.co.uk/Property/WTF314262)**

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2020. 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.

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