



# Rainbow House Water Lane Watford WD17 2AP

for sale  
**£400,000**



## Property Description

Connells are delighted to present this immaculately presented third-floor penthouse apartment, ideally located in the heart of Central Watford. Stylishly finished throughout, the property offers contemporary living with a spacious open-plan reception area incorporating a modern, fully integrated kitchen, two well-proportioned double bedrooms, and a sleek modern bathroom suite.

Further benefits include an air filtration system, an en-suite shower room to the principal bedroom, a separate utility cupboard, a private enclosed balcony, access to a communal roof terrace, and allocated parking.

An excellent opportunity for first-time buyers or investors alike, the apartment is perfectly positioned for convenient access to Central Watford's wide range of amenities. Watford High Street, Watford Junction Station, the Atria Shopping Centre with its extensive selection of shops, restaurants and leisure facilities, Tesco supermarket, and Waterside Retail Park are all within easy reach.

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

Agents Note: Please note that the AML fee covers 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 Hallway

Communal entrance, entry phone system,

stairs and lifts to all floors.

## Entrance Hall

Front door, phone entry system, storage cupboard housing hot water tank, utility cupboard.

## Utility Cupboard

Plumbing for washer/dryer.

## Lounge / Kitchen

21' 7" MAX x 20' 2" MAX ( 6.58m MAX x 6.15m MAX )

Window to rear aspect, patio doors to covered balcony, radiator, telephone and television point.

Fitted kitchen comprising wall and base units, stainless steel sink and drainer, work surfaces, tiling to walls, integrated oven, hob, cooker hood, integrated dishwasher and fridge/freezer.

## Bedroom One

18' 3" MAX x 9' MAX ( 5.56m MAX x 2.74m MAX )

Window to side aspect, LED room fan, radiator, telephone and television point, built in wardrobe, door leading to en-suite.

## En-Suite

Shower cubicle, vanity wash hand basin

incorporating a low level WC, fully tiled walls, ceiling spotlights, shaver point, heated towel rail.

## Bedroom Two

17' 7" MAX x 9' 9" ( 5.36m MAX x 2.97m )

Window to side aspect, built in wardrobes, radiator.

## Bathroom

Heated towel rail, bath and mixer taps with shower attachment over, vanity wash hand basin and low level WC, extractor fan, shaver point, partly tiled walls.

## Outside

## Covered Balcony

## Communal Gardens

Communal roof terrace.

## Parking

Gated 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:  
 3072.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314167](http://connells.co.uk/Property/WTF314167)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2012. 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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Property Ref: WTF314167 - 0013