Connells

Warneford House Prestwick Road
Watford

Warneford House Prestwick Road
Watford WD19 7FA

for sale
£350,000

Property Description

Connells are delighted to bring this spacious second floor apartment to the market that is situated on a popular residential area in Carpenters Park. The property comprises of an open plan living area with a fully integrated fitted kitchen, two double bedrooms and a family style bathroom. Benefits include an en-suite to the master bedroom, ample storage throughout, a long lease, NHBC warranty remaining (approx. 4 years), access to bike storage room, as well as a private balcony area.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Carpenters Park Station providing services into London as well as the A41 and M1 motorways. This property is also located with access to several local shops and amenities as well as Watford Shopping centre only being a short drive away.

For more information or to book 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

Door to front, phone entry system, lifts and stairs to all floors.

Entrance Hall

Front door, phone entry system, storage cupboard.

Storage Cupboard

Storage cupboard with coat hanging hooks.

Lounge / Kitchen

Open plan lounge and kitchen, window to front aspect, television point, telephone point, radiator, patio door to balcony.

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to front aspect, double glazed, stainless steel sink with drainer, electric hob with extractor hood, electric double oven, integrated dishwasher, washer/dryer and fridge/freezer.

Bedroom One

Window to front aspect, fitted wardrobes, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, vanity basin, heated towel rail, extractor.

Bedroom Two

Window to front aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity basin, heated towel rail, extractor.

Outside

Balcony

Enclosed, decking.

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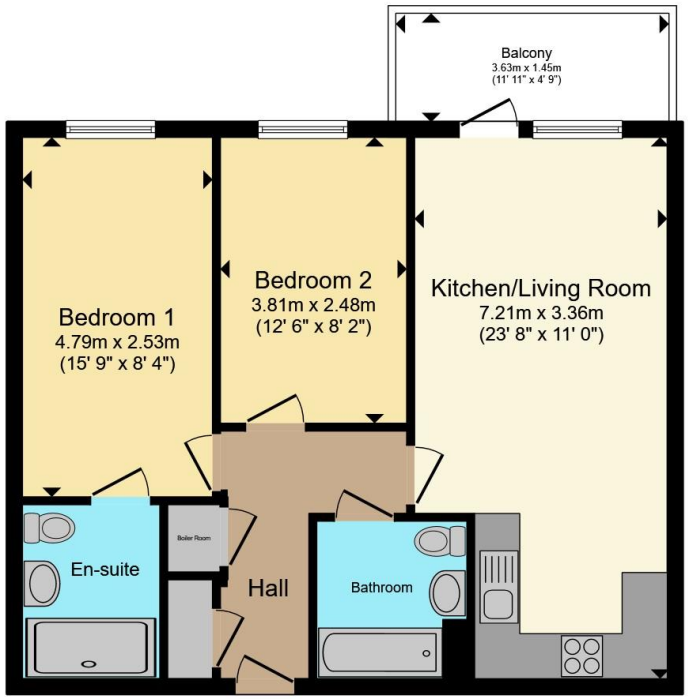

Second Floor

Total floor area 61.7 m² (665 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: 1888.20

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315472

This is a Leasehold property with details as follows; Term of Lease 250 years from 29 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.