



**Connells**

St Albans Road  
Watford



## Property Description

Connells are delighted to bring this well-presented split-level maisonette to the market that is situated on a popular road in North Watford. The property is set over two floor and comprises on a sizeable reception room, a well-appointed fitted kitchen / breakfast room, two/three double bedrooms and a family bathroom suite. Benefits include a long lease remaining, low charges and a large private rear garden.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Junction station as well as the M25, A41 & M1 motorways. There are a variety of local shops and amenities within walking distances as well as the vibrant Watford Town Centre being a short distance away providing further eateries, shops, entertainment and recreational facilities.

Viewing is highly recommended.

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

## Entrance Hall

Front door to entrance lobby, coat hanging and shoe storage space, stairs to first floor landing, radiator.

## First Floor Landing

Stairs from entrance hall, radiator, doors to all rooms, stairs to second floor landing.

## Living Room

17' 6" x 11' 2" ( 5.33m x 3.40m )

Two sash style windows, to front aspect, television point, telephone point, double radiator.

## Kitchen

12' 6" x 9' 8" ( 3.81m x 2.95m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, inset single bowl stainless steel sink unit with single drainer, chrome mixer tap with hose extension, inset stainless steel Indesit electric oven with four burner stainless steel gas hob and extractor hood over, plumbing for automatic washing machine, plumbing for slimline dishwasher, under counter fridge and space for freezer, breakfast bar.

## Bedroom Three / Dining Room

11' 7" x 10' 8" ( 3.53m x 3.25m )

Window to rear aspect, fitted wardrobes, radiator.

## Bathroom

Windows to side aspect, panel enclosed bath with wall mounted thermostatic shower and glazed screen, WC, wash hand basin, wall mounted radiator, extractor fan.

## Second Floor Landing

Stairs from first floor landing, large storage

cupboard off of the landing, velux window.

### Bedroom One

15' 7" MAX x 11' 1" MAX ( 4.75m MAX x 3.38m MAX )

Velux window to rear aspect, window to front aspect, television point, double radiator.

### Bedroom Two

11' 4" MAX x 11' 5" ( 3.45m MAX x 3.48m )

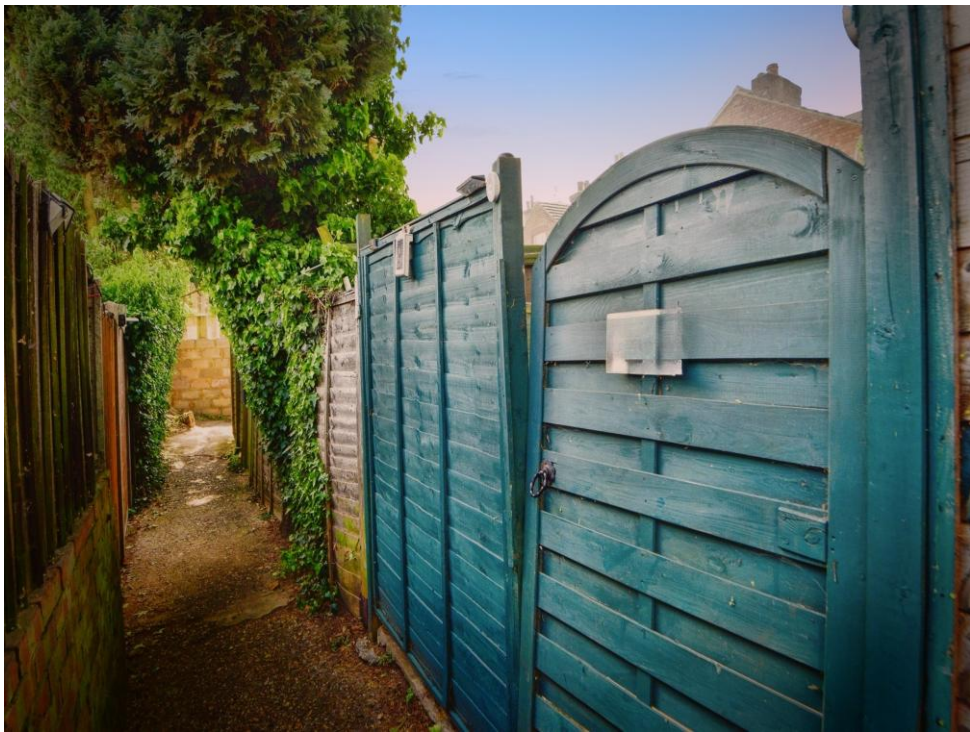
Restricted head height due to eaves, velux window to rear aspect,

### Outside

### Rear Garden

Fence panel enclosed, patio area, pathway to gate offering access to rear access-way, large lawned area, flowerbeds containing mature shrubs, potted plants and evergreens.









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: D Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314241](http://connells.co.uk/Property/WTF314241)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 28 May 1980. 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: WTF314241 - 0011