



**Connells**

Lucas Court Hagden Lane  
Watford



## Property Description

Connells are delighted to bring this immaculately presented ground floor apartment to the market that is situated within a sought-after development in West Watford. Boasting natural light throughout, the property briefly comprises of an open plan reception room with modern integrated fitted kitchen, two double bedrooms with bespoke fitted wardrobes and a modern family bathroom suite. Benefits include an en-suite to the master bedroom, ample storage space, allocated parking, additional visitors parking, a private patio area as well as access to the communal roof terrace.

Ideal for first time buyers or investors, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford Met Station, Watford Junction Station & Watford High Street Station with direct links into Euston as well as being within catchments to well-regarded schools including Watford Girls & Boys Grammar Schools. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment.

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

## Communal Entrance

## Entrance Hall

Front door, phone entry system, two storage cupboards, doors to all rooms.

## Living Room / Kitchen

23' 11" MAX x 15' 6" MAX ( 7.29m MAX x 4.72m MAX )

Open plan reception room, window to rear and side aspect, television point, telephone point, radiator, door to private patio area.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

## Bedroom One

16' 7" MAX x 11' 7" MAX ( 5.05m MAX x 3.53m MAX )

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

## En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail.

## Bedroom Two

16' 7" MAX x 9' 2" MAX ( 5.05m MAX x 2.79m MAX )

Window to rear aspect, bespoke fitted wardrobes, radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

## Outside

## Private Patio Area

## Parking

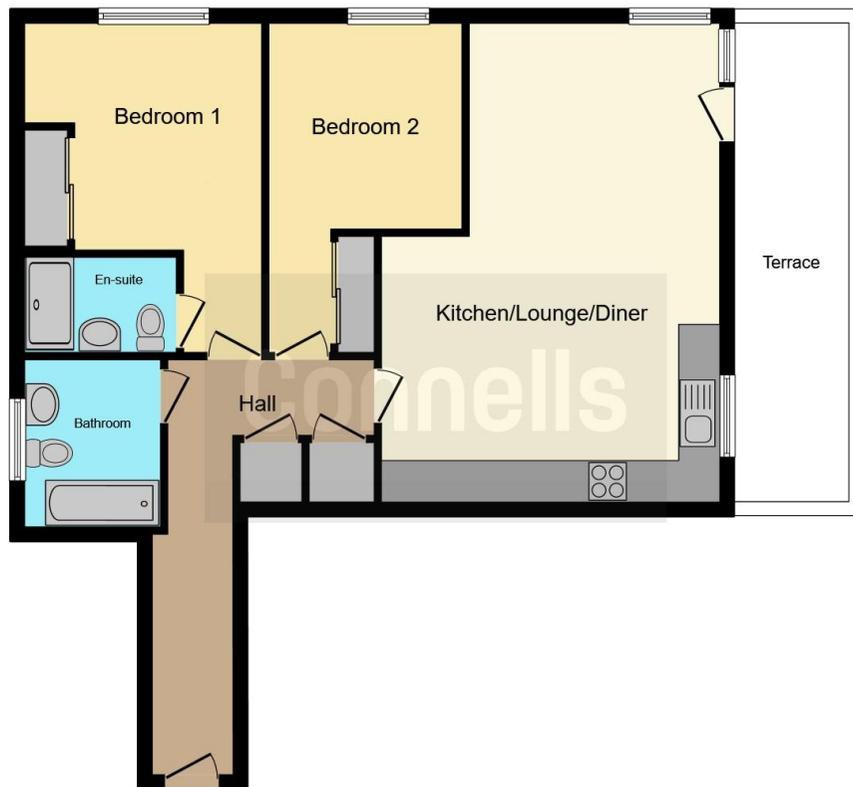
Allocated parking space & additional visitor bays.

## Communal Roof Terrace









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: 1800.00

Ground Rent: 500.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314459](http://connells.co.uk/Property/WTF314459)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 2016. 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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