



Connells

Frogmore Avenue
Watford



Property Description

Connells are pleased to bring this immaculately presented upper floor purpose-built apartment to the market that is situated on a popular development in Central Watford.

The property comprises of an open plan reception room with modern integrated fitted kitchen, two double bedroom and a modern bathroom suite. Benefits include an en-suite to the master bedroom, a separate utility area, 999-year lease (from Jan 2021), approx. 5 years NHBC warranty remaining as well as an underground allocated parking space.

The property is conveniently located with access to several transport links including being a short walk from Bushey Station and Watford High Street station with direct links to London Euston, the A41 & M1 motorways as well as being a short distance from Watford Junction mainline station. There are a variety of shops and amenities within walking distance including Lidl, Tesco's Extra store as well as being a 5 minutes' walk away from the vibrant Watford town centre with its array of eateries, shops, amenities entertainment and recreational facilities.

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

Entrance Hall

Storage cupboard, radiator, entry phone system and doors to all rooms.

Utility Room

8' 4" x 6' 7" (2.54m x 2.01m)

Plumbing for washing machine, wall mounted boiler, additional storage.

Living Room / Kitchen

23' 6" + Door Recess x 11' 9" MAX (7.16m + Door Recess x 3.58m MAX)

Window to front aspect, television point, telephone point, radiator, door to balcony.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink unit with mixer tap, integrated hob and oven, extractor hood, integrated dishwasher and fridge/freezer.

Bedroom One

16' 8" MAX x 12' 1" + Wardrobe (5.08m MAX x 3.68m + Wardrobe)

Window to side aspect, radiator, built in wardrobe, door to en-suite.

En-Suite

Shower cubicle, pedestal wash hand basin, WC, extractor fan, shaving point, heated hand towel rail.

Bedroom Two

11' 4" x 10' 4" (3.45m x 3.15m)

Window to side aspect, radiator.

Bathroom

Bath with mixer tap and shower attachment

over, pedestal wash hand basin, WC, extractor fan, shaving point, heated hand towel rail.

Outside

Balcony

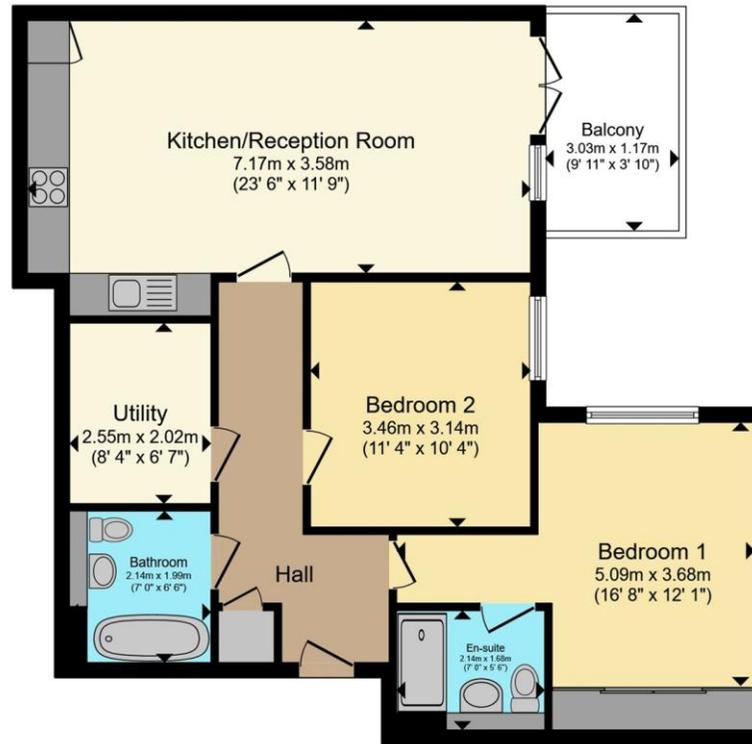
Parking

One allocated gated parking space.









Total floor area 78 m² (840 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



To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: D

Service Charge:
 2220.00

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314408

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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