



Ground 36-39  
First 40-43  
Second 44-47

**Connells**

Caractacus Cottage View  
Watford



### Property Description

Connells are pleased to bring this well-presented second-floor flat to the market that is situated on a popular residential road in West Watford. The property comprises of a sizeable open plan reception room with a modern fitted kitchen, one double bedroom and a family bathroom suite. Benefits include ample storage throughout, a private balcony area, low charges as well as residential parking bays.

Ideal for first time buyers, downsizers or investors, the property is ideally placed for good access to local shops and amenities, Watford General Hospital and approximately one mile to Watford Met Station as well as being within proximity to Watford Town Centre with its vast array of amenities, eateries, recreational and entertainment facilities.

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

### Entrance Hallway

Front door, phone entry system, storage cupboard, radiator.

### Living Room

Window to side aspect, television point, telephone point, radiator.

### Kitchen Area

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven and gas hob with extractor hood, integrated washing machine, space for fridge/freezer, door to balcony.

### Bedroom One

Window to side aspect, built in wardrobes, radiator.

### Bathroom

Window to side aspect, bath with mixer taps and overhead shower, vanity wash hand basin, WC, storage cupboard.

### Outside

### Balcony

Sheltered balcony area.

### Parking

Residential off-street parking bays.









Total floor area 48.1 m<sup>2</sup> (518 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](http://www.propertybox.io)



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: C Council Tax Band: B

Service Charge: 540.00 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315114](http://connells.co.uk/Property/WTF315114)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1993. 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.

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