



Connells

Courtlands Close
Watford



Property Description

Connells are delighted to present this beautifully presented ground-floor apartment, ideally positioned on a popular residential road in North Watford. The accommodation comprises a spacious reception room, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom suite. Additional benefits include a secure entry-phone system, access to well-maintained communal gardens, and ample residents' parking bays.

An excellent opportunity for first-time buyers or investors, the property is conveniently located with easy access to major transport links, including the A41 and M25 motorways. A variety of local amenities are close by, with Watford High Street and the Shopping Centre just a short drive away, offering an array of shops, restaurants, entertainment, and leisure facilities.

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

Entrance Hall

Front door, phone entry system.

Lounge

Window to front aspect, electric radiator, television point, telephone point, storage cupboard.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, stainless steel sink with drainer, gas hob with extractor hood, electric oven, plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

Bedroom One

Windows to rear aspect, electric radiator.

Bedroom Two

Windows to rear aspect, electric radiator.

Bathroom

Contemporary bathroom comprised of bath with mixer taps with overhead shower, glass shower screen, enclosed WC, vanity basin, LED wall mounted mirror, heated hand towel rail, extractor fan.

Outside

Communal Gardens

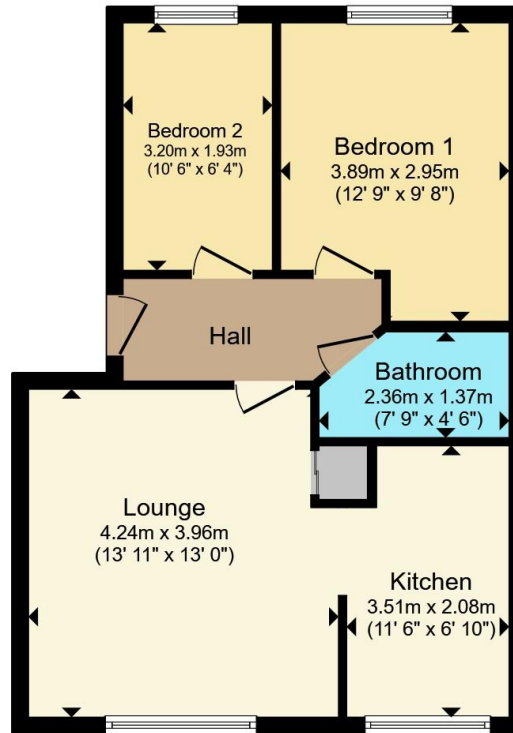
Parking

Residential parking.









Total floor area 49.8 m² (536 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: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315191

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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