





## Property Description

Connells are delighted to bring this beautifully presented first floor apartment to the market that is set within a private gated development, situated within the popular Nascot Wood.

The property has been refurbished throughout and briefly comprises of an open plan reception room with a modern fitted kitchen with integrated appliances, two double bedrooms and a re-fitted family bathroom suite. Benefits include an re-fitted en-suite to the master bedroom, allocated parking space, additional visitor bays, as well as access to the communal gardens & on-site gym.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station that has direct links into London Euston as well as the M1 and A41 motorways. There are a variety of well-regarded schools within catchments as well as being within easy reach to the vibrant Watford Town Centre with its array of shops, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Entry phone system, electric radiator and storage cupboards.

## Living Room

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

## Kitchen Area

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor over, integrated dishwasher, washing machine and fridge/freezer.

## Bedroom One

Window to front aspect, electric radiator, door to en-suite.

## En-Suite

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

## Bedroom Two

Window to front aspect, electric radiator.

## Bathroom

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

## Outside

## Parking

Allocated parking space & additional visitor bays.

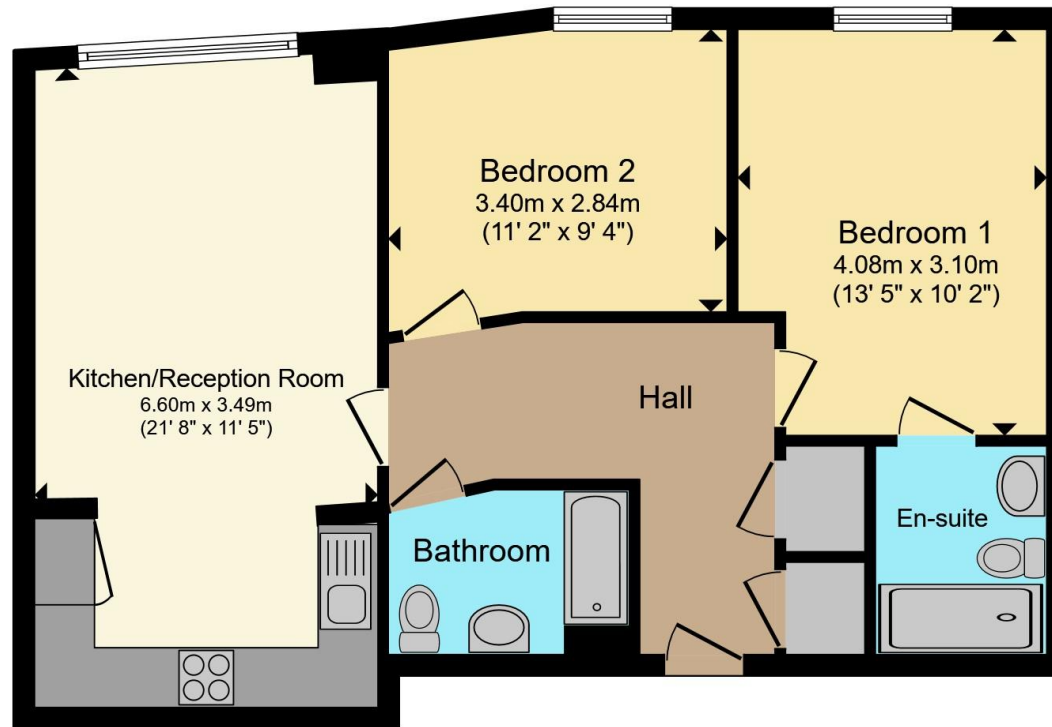
## Communal Facilities

Access to the communal gardens & on-site gym.









Total floor area 64.2 m<sup>2</sup> (691 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

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6 The Parade  
 WATFORD WD17 1AA

EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 2600.00

Ground Rent:  
 550.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315153](http://connells.co.uk/Property/WTF315153)**

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Feb 2008. 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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