



Connells

Gibbons House Sydney Road
Watford



Property Description

Connells are delighted to present this superb top-floor two-bedroom apartment, ideally situated in the sought-after development in Watford.

Built to a high specification and benefiting from the remainder of the NHBC warranty, this bright and contemporary home offers stylish accommodation throughout, making it an ideal purchase for first-time buyers, professionals, commuters, or investors alike.

The heart of the property is the impressive open-plan kitchen, living and dining area, providing a fantastic space for both relaxing and entertaining. The modern fitted kitchen features a range of integrated appliances, whilst the living area enjoys an abundance of natural light and direct access to a private balcony, perfect for enjoying outdoor space.

The apartment offers two generous double bedrooms, with the principal bedroom benefiting from a sleek en-suite shower room. A modern family bathroom serves the second bedroom and guests, completing the well-planned accommodation.

The property is conveniently located just moments from Watford Met Station & Watford Junction Station, offering excellent transport connections into London Euston and beyond, making this an exceptional choice for commuters. Watford town centre is within easy reach and provides an extensive selection of shops, restaurants, bars and leisure facilities, including the Watford shopping centre. Residents can also enjoy nearby parks, green spaces and excellent road links via the M1, M25 and A41.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge / Diner / Kitchen

Bedroom One

En-Suite

Bedroom Two

Bathroom

Outside

Private Balcony

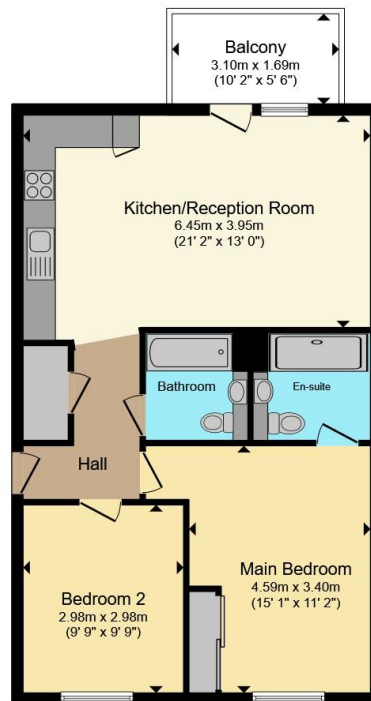
Parking

One allocated parking space.









Ground Floor

Total floor area 69.3 m² (746 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

Connells

To view this property please contact Connells on

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E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 2650.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315469

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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