



**Connells**

Hudson Close  
Watford





### Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this well-presented ground floor flat to the market that is situated on a popular residential road in North Watford. The property briefly comprises of a sizeable reception room, a fitted kitchen, two well-proportioned bedrooms and a family bathroom suite. Benefits include low annual charges, private outdoor storage/garden area, access to the well-maintained communal gardens as well as holding the scope for modernisation/refurbishment.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including being a short distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. The property is within catchments to a variety of well-regarded nurseries, primary schools and secondary schools.

There are a range of local shops and amenities within proximity as well as being a short drive from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

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

### Entrance Hall

Front door, storage cupboard.

### Living Room

16' x 10' 4" ( 4.88m x 3.15m )

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

### Kitchen

10' 1" x 8' 6" ( 3.07m x 2.59m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, cooker point, plumbing for washing machine, space for fridge/freezer.

### Bedroom One

15' 2" x 10' 4" ( 4.62m x 3.15m )

Window to front aspect, fitted wardrobe, radiator.

### Bedroom Two

11' 8" x 9' 11" ( 3.56m x 3.02m )

Window to rear aspect, radiator.

### Bathroom

Window to rear aspect, bath with mixer taps, WC, wash hand basin.

### Outside

### Storage

Private outdoor storage.

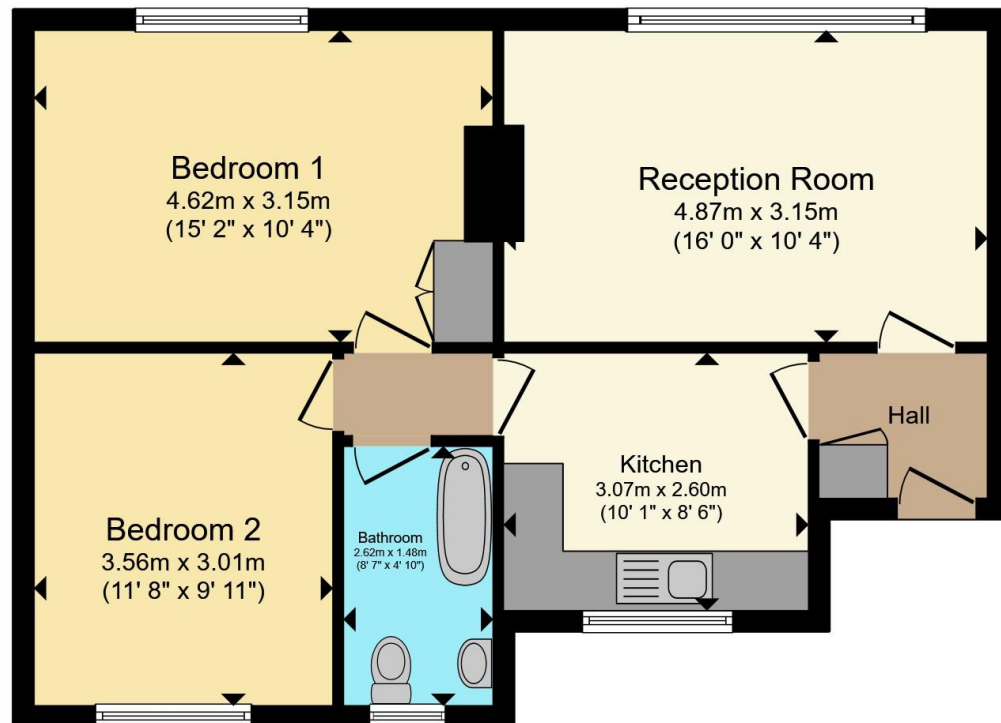
### Communal Gardens

Access to well maintained communal gardens.

### Parking

On-street parking.





Total floor area 58.5 m<sup>2</sup> (630 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)

**Connells**



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: C

Service Charge: 531.82 Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314682](http://connells.co.uk/Property/WTF314682)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 2017. Should you require 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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