



**Connells**

Gleneagles Close  
Watford



## Property Description

Connells are delighted to bring this beautifully presented first floor apartment to the market that is situated on a quiet residential road in South Oxhey. The property comprises of a large lounge/diner, modern kitchen/breakfast room, modern bathroom, enclosed balcony offering a useful utility space. The building benefits from a recently replaced roof, communal entrance door, and private front door all updated within the current vendors ownership. A well-kept path leads from the rear of the building to the private garden offering a peaceful and secluded area to enjoy the summer months with a large patio and lawn.

Ideal for first time buyers or investors, the property is conveniently located near to local shops, leisure facilities and is within walking distance to Carpenders Park Overground station popular with commuters with a direct line to both London Euston and Watford Junction stations. The vibrant Watford Town Centre is a short distance away providing further amenities, eateries, entertainment and recreational facilities.

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

## Entrance Hall

Front door, phone entry point, airing cupboard.

## Living/Dining Room

16' MAX x 12' 8" MAX ( 4.88m MAX x 3.86m MAX )

Window to side aspect, feature fire place, radiator, television point, telephone point.

## Kitchen / Breakfast Room

12' 9" MAX x 8' 2" MAX ( 3.89m MAX x 2.49m MAX )

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

## Utility Area

Irregular Shaped Room 10' 5" MAX x 6' MAX ( 3.17m MAX x 1.83m )

Window to side aspect.

## Bedroom One

12' 8" MAX x 9' 5" MAX ( 3.86m MAX x 2.87m MAX )

Window to side aspect, built in wardrobes, radiator.

## Bathroom

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

## Outside

## Private Rear Garden

Path leads from the rear of the building to the private garden, paved patio area and laid lawn.









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.focalagent.com](http://www.focalagent.com)

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: E  
 Council Tax  
 Band: B

Service Charge: 900.00  
 Ground Rent:  
 10.00

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/WTF314033)** [connells.co.uk/Property/WTF314033](http://connells.co.uk/Property/WTF314033)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1987. 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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