

Connells

Rembrandt House Whippendell Road
Watford

Rembrandt House Whippendell Road Watford WD18 7PG

for sale
£245,000







Property Description

Connells are delighted to bring this well-presented second floor apartment to the market that is situated on a popular road in West Watford. The property comprises of a spacious open-plan reception room with a modern integrated fitted kitchen, one double bedroom and a contemporary bathroom suite and benefits from a separate utility cupboard and an allocated gated underground parking space and secure bike shed.

Ideal for first time buyers or investors the property is conveniently located with access to several transport links including Watford Metropolitan Station as well as easy access to major road links including the M1, M25, and A41. There are a variety of local shops, reputable schools and Cassiobury Park within walking distance as well as the vibrant Watford Town Centre being a short distance away (15-minute walk) providing further eateries, amenities, entertainment and recreational facilities.

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

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

Front door, windows to front aspect, radiator.

Living Room / Kitchen

Open plan reception room, windows to front aspect, television point, telephone point, radiator.

Modern integrated kitchen comprised of wall and base units with work surfaces and splash-backs to complement, window to front aspect, sink, integrated electric oven and hob with extractor hood, integrated microwave, dishwasher and fridge/freezer.

Utility Cupboard

Plumbing for washing machine.

Bedroom One

Window to front aspect, radiator.

Bathroom

Contemporary bathroom, bath with mixer taps and overhead shower with shower screen, WC, wash hand basin, heated towel rail.

Outside

Parking

Gated underground allocated parking space.











Total floor area 50.9 m² (548 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: C

Service Charge: 1600.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315591

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.