



**Connells**

Rochester Drive  
Watford



### Property Description

Situated within a sought-after residential development, this attractive top-floor one-bedroom apartment offers comfortable, low-maintenance living in a convenient Watford location.

The property features a welcoming entrance hall leading to a bright and generously sized lounge/dining room, ideal for both relaxing and entertaining. A separate fitted kitchen provides ample storage and workspace, while the double bedroom is well-proportioned and served by a neatly presented bathroom.

Additional benefits include double glazing, electric heating, a long lease, allocated off-street parking and access to well-kept communal gardens, making this an excellent opportunity for first-time buyers, downsizers or buy-to-let investors alike.

The apartment is positioned close to St Albans Road, offering a wide selection of shops, supermarkets, cafés and everyday amenities, with regular bus services nearby. Garston (Herts) station is approximately 0.4 miles away, providing direct rail links into London, while Watford North and Watford Junction stations are also easily accessible.

For outdoor enthusiasts, Stanborough Recreation Ground is just moments away, offering open green space ideal for walking, jogging and leisure activities.

## Communal Entrance

Stairs to all floors.

## Entrance Hall

Front door.

## Lounge

13' 9" x 13' 2" max ( 4.19m x 4.01m max )

Double glazed window.

## Kitchen

6' 9" x 6' 6" ( 2.06m x 1.98m )

Fitted kitchen comprising wall and base units, double glazed window, cooker point, stainless steel sink with drainer.

## Bedroom 1

9' 9" x 9' 10" ( 2.97m x 3.00m )

Double glazed window.

## Bathroom

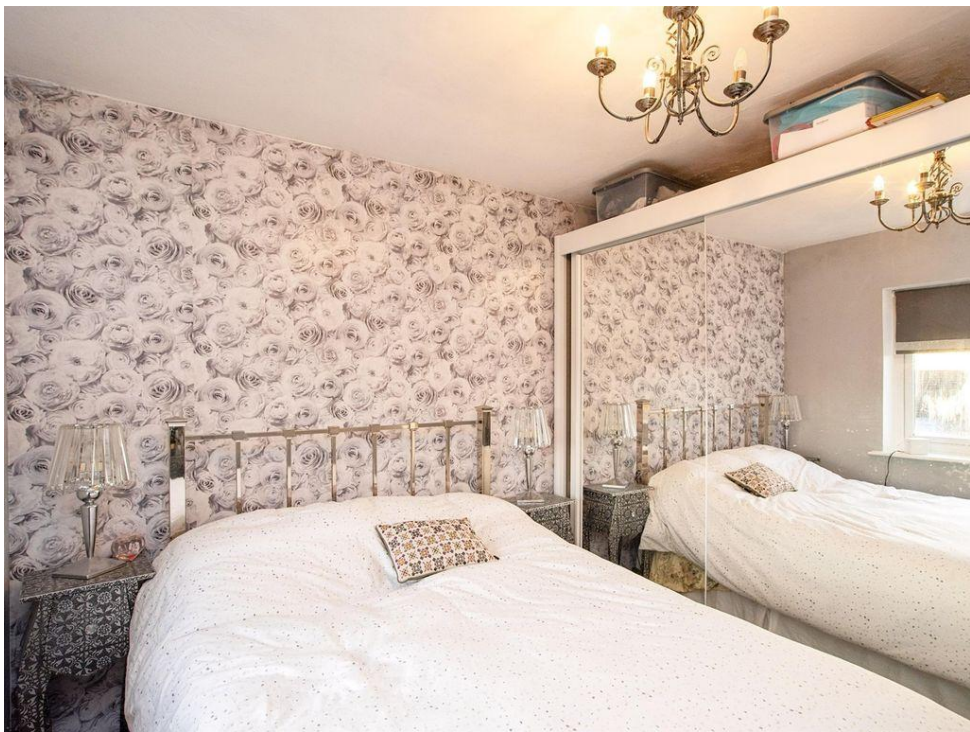
Panelled bath, wash hand basin, low level WC.

## Outside

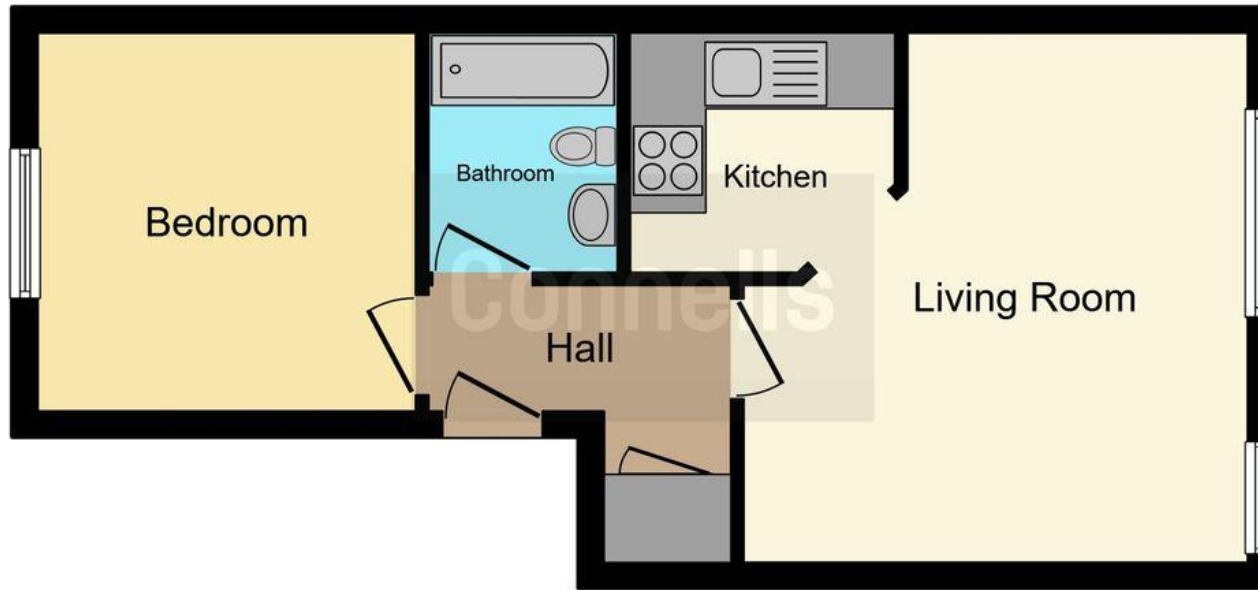
## Allocated Parking

## Communal Gardens









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103551](https://www.connells.co.uk/Property/LEA103551)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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