



Connells

Crackers Mead
Watford



Property Description

**** NO UPPER CHAIN ** GUIDE PRICE £400,000 - £425,000 **** Connells are delighted to bring this immaculately presented, refurbished ground floor flat to the market that is situated in within a gated development in the heart of Watford Town Centre. The property comprises of an open plan reception room with a modern fitted kitchen, three well-proportioned bedrooms and a contemporary bathroom suite. Benefits include a long lease remaining, low charges, access to the communal grounds, residential parking, as well as a private garage.

Ideal for first time buyers and investors, this property is also conveniently located with access to several transport links including Watford Junction and Watford High Street Station that have direct links into London as well as the A41, M25 & M1 motorways. The bustling Watford High Street and Shopping Centre are only just a short walk away providing numerous shops, eateries, entertainment and recreational facilities as well as being a short distance from Cassiobury park.

For more information or to book a viewing please call Connells today.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Hall

Front door, intercom system, storage cupboard, radiator.

Living Room / Kitchen

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

Newly fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Window to front aspect, fitted wardrobe, radiator.

Bedroom Two

Window to rear aspect, fitted wardrobes, television point, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

Window to front aspect, newly fitted bath with mixer taps and overhead shower attachment, WC, wash hand basin, radiator.

Outside

Communal Gardens

Well maintained communal gardens.

Parking

Residential parking.

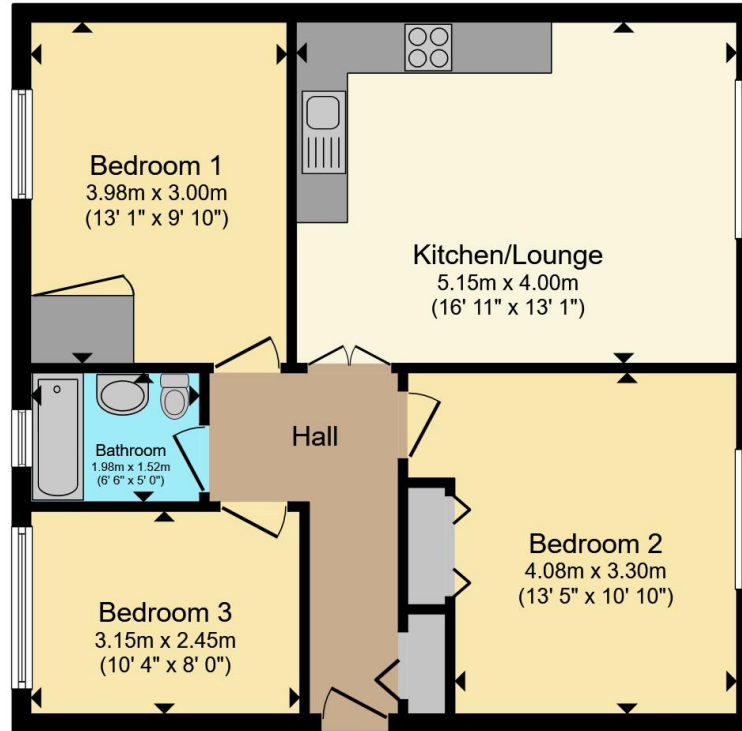
Private Garage

Up and over door.









Total floor area 66.9 m² (720 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



To view this property please contact Connells on

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6 The Parade
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EPC Rating: C Council Tax Band: C

Service Charge: 450.00 Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315279

This is a Leasehold property with details as follows; Term of Lease 180 years from 29 Sep 1965. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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