



Connells

Nash Trade House Woodford Road
Watford

Nash Trade House Woodford Road Watford WD17 1PB

for sale
£290,000



Property Description

Connells are delighted to present this stylish and well-maintained ground-floor apartment, ideally situated for commuters and those looking to enjoy the very best of Watford living. Located within walking distance of both Watford Junction and Watford Underground Station, the property offers excellent transport links into London, while the M1 and M25 are easily accessible for those travelling by road.

The accommodation is beautifully presented throughout and comprises a spacious entrance hall with excellent storage, a bright and generous open-plan living and dining area, and a contemporary fitted kitchen. The property further benefits from a well-proportioned double bedroom with built-in wardrobes and a sleek, modern bathroom.

Perfectly positioned, the apartment is just a short stroll from the stunning open spaces of Cassiobury Park and the vibrant Watford town centre, offering an extensive selection of shops, restaurants, cafés, entertainment venues, and leisure facilities.

This superb apartment would make an ideal first-time purchase, investment opportunity, or downsizing option. Contact Connells today to arrange your viewing.

Entrance Hall

Front door, two storage cupboards housing plumbing for washing machine and water softener system.

Lounge

17' 11" MAX x 14' 9" MAX (5.46m MAX x 4.50m MAX)

Windows to side aspect, double glazed, television point, telephone point, radiator.

Kitchen

9' 3" MAX x 6' 8" MAX (2.82m MAX x 2.03m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, sink with drainer, gas hob with extractor hood, eye level electric hob, integrated microwave, dishwasher and fridge/freezer.

Bedroom One

15' 8" MAX x 9' 8" MAX (4.78m MAX x 2.95m MAX)

Window to side aspect, double glazed, fitted wardrobe, radiator.

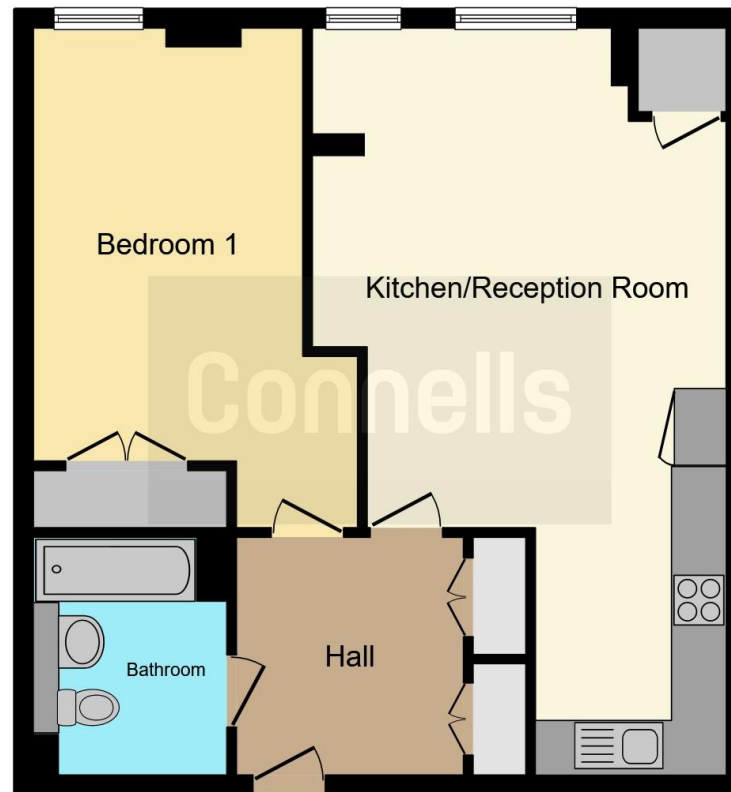
Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, hand towel rail, extractor.









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 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

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

6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1488.00

Ground Rent:
 124.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/WTF315282](https://www.connells.co.uk/Property/WTF315282)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2018. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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