



**Connells**

Southwold Road  
Watford



### Property Description

Connells are delighted to bring this well-presented first floor super studio to the market set within a popular development, just a short walk to Watford North Station with direct links into Euston Station and from the local amenities. The property comprised of a sizeable living/bedroom area and benefits from a separate kitchen, residents parking, communal gardens and ample residents parking with permits to the front and a long lease remaining.

Located just off Southwold Road, minutes from St Albans Road where there are many local shops, restaurants & bars, and major Supermarkets are all within proximity.

Ideal for commuting purposes, first time buy or investment purchase.

### Entrance Hallway

Front door and storage cupboard.

### Living Room / Bedroom Area

15' 5" MAX x 14' 2" MAX ( 4.70m MAX x 4.32m MAX )

Two windows to side aspect, radiator, storage cupboard, door to kitchen and bathroom.

### Kitchen

6' 10" x 5' 7" ( 2.08m x 1.70m )

Fitted kitchen comprised of wall and base level units with work surfaces to complement, window to side aspect, stainless steel sink unit with mixer tap, space for washing machine, fridge/freezer and washing machine.

### Bathroom

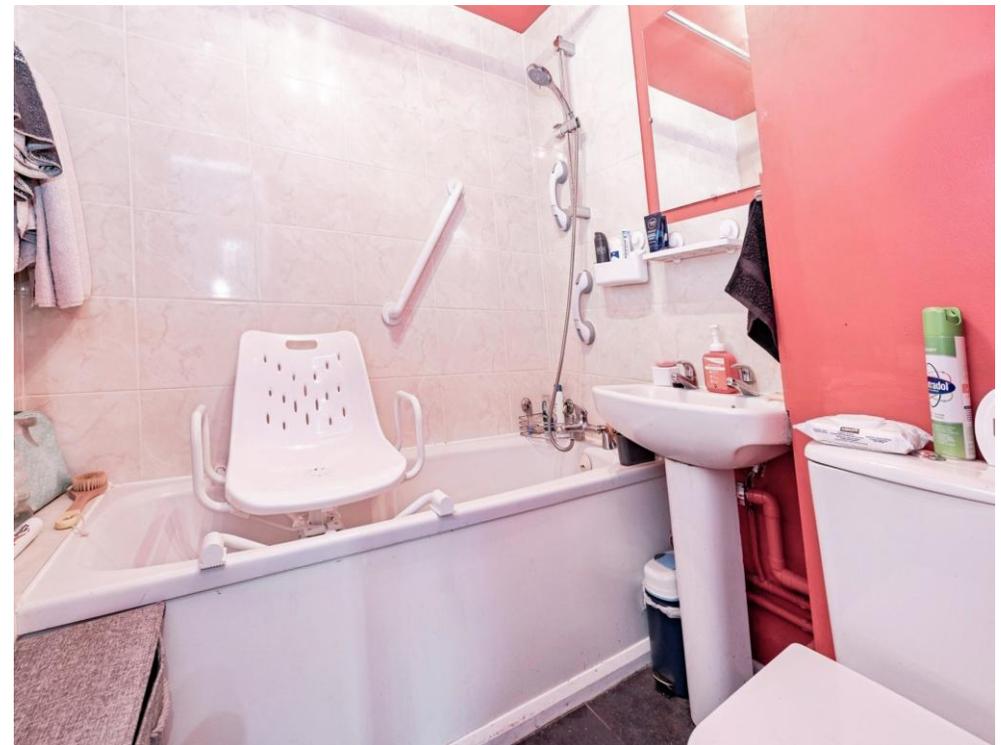
Bath with shower attachment over, pedestal wash hand basin, WC, radiator and extractor fan.

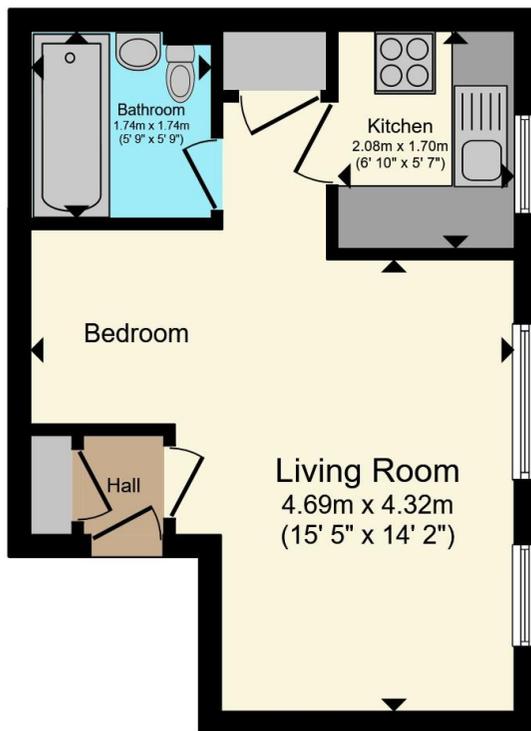
### Outside

### Communal Grounds

### Parking

Residents parking.





Total floor area 27.1 m<sup>2</sup> (292 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](http://www.propertybox.io)



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: C Council Tax Band: B

Service Charge: 782.50 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314292](http://connells.co.uk/Property/WTF314292)**

This is a Leasehold property with details as follows; Term of Lease 165 years from 25 Feb 2013. Should you require 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.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF314292 - 0005