Connells

Cassio Apartments Malden Road Watford

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Watford WD17 4EJ

for sale
£260,000

Property Description

** NO UPPER CHAIN **

Connells are delighted to present this beautifully maintained second-floor apartment, ideally situated in the heart of Watford Town Centre.

This stylish and spacious property offers a welcoming entrance hall with a generous storage cupboard, a bright open-plan lounge and kitchen area, two well-proportioned double bedrooms, and a contemporary family bathroom.

The principal bedroom further benefits from a modern en-suite shower room. Additional features include a Juliet balcony, allocated parking, a visitor parking permit, access to a communal roof terrace, and the added advantage of no onward chain.

Perfectly positioned within Watford Town Centre, residents can enjoy easy access to a wide range of amenities, including the Atria Shopping Centre, Watford Leisure Centre, the award-winning Cassiobury Park, West Herts College, and highly regarded local schools. Watford Junction Station is also just a short walk away, providing excellent transport links for commuters.

This fantastic apartment represents an ideal purchase for first-time buyers, investors, or anyone seeking convenient town-centre living with superb transport connections.

To arrange a viewing or for further information, 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.

Communal Entrance

Entryphone system, stairs and lift to all floors.

Entrance Hallway

Entryphone system, radiator and storage cupboard.

Living Room / Kitchen

Open plan lounge with kitchen, Juliet balcony to front aspect, television point, telephone point, radiator.

Modern fitted kitchen comprised of wall and base units with work surfaces to complement, stainless steel sink unit with mixer tap, electric oven, gas hob with extractor over, plumbing for dishwasher, washing machine and space for fridge/freezer.

Bedroom One

Window to front aspect, radiator, fitted wardrobe, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, radiator, extractor fan.

Bedroom Two

Window to front aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, radiator, extractor fan.

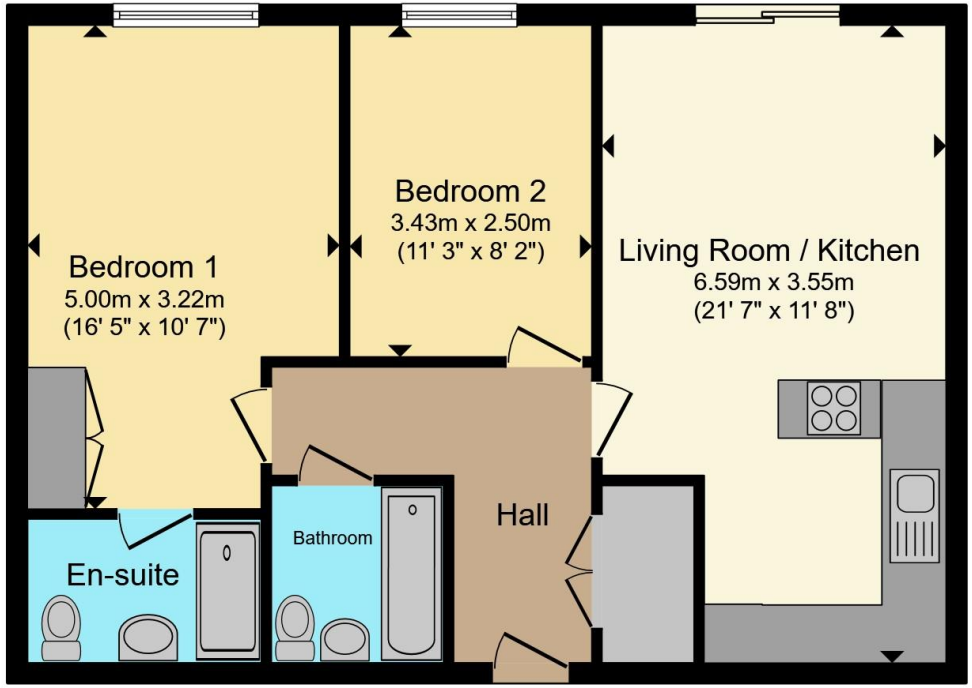
Outside

Parking

Allocated parking space plus visitor permit.

Communal Roof Terrace

Access to the communal roof terrace.



3rd Floor

Total floor area 62.4 m² (672 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

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

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: C

Service Charge: 3062.00

Ground Rent: 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315424

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. 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.