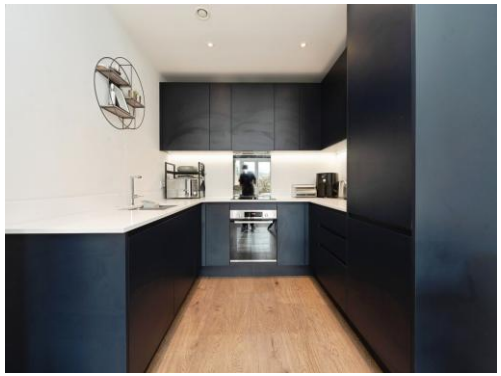
Connells

Frogmore Avenue
Watford

Frogmore Avenue
Watford WD17 2AW

for sale
£375,000



Property Description

Connells are delighted to present this beautifully maintained, first floor, purpose-built apartment located within a sought-after development in Central Watford.

This impressive property offers an inviting open-plan living area with a modern integrated kitchen, two spacious double bedrooms, and a contemporary bathroom suite that can be accessed via the main bedroom and hallway.

Additional highlights include a designated dressing area and private en-suite to the master bedroom, a separate utility area, a large private outdoor terrace, a long 999-year lease from January 2021, approximately five years remaining on the NHBC warranty, and an allocated underground parking space.

Ideally positioned, the apartment provides excellent access to multiple transport links, including being a short walk away from Bushey Station and Watford High Street Station, both offering direct routes into London Euston. The A41 and M1 motorways, as well as Watford Junction mainline station, are also conveniently close.

Residents can enjoy a wide array of nearby amenities, including Lidl, Tesco Extra, and the bustling Watford town centre, which is only a five-minute walk and offers a vibrant selection of shops, restaurants, entertainment venues, and leisure facilities.

For more information or to arrange a viewing, 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.

Entrance Hall

Storage cupboard, radiator, entry phone system and doors to all rooms.

Utility Cupboard

Plumbing for washing machine, wall mounted boiler, additional storage.

Open Plan Living /Kitchen Area

Window to front aspect, television point, telephone point, radiator, door to private terrace.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink unit with mixer tap, integrated hob and oven, extractor hood, integrated dishwasher and fridge/freezer.

Bedroom One

Window to front aspect, radiator, television point, built in wardrobe, separate dressing area and door to bathroom.

Bedroom Two

Window to front aspect, radiator, telephone point.

Bathroom

Bath with integrated storage underneath, mixer tap and shower attachment.

Mirrored bathroom cabinet with soft lighting underneath, pedestal wash hand basin, WC, extractor fan, shaving point, heated hand towel rail, access to master bedroom and main hallway (Jack & Jill style).

Outside

Private Terrace Area

Private terrace spanning width of apartment.

Parking

One allocated gated parking space.

Total floor area 61.8 m² (665 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: D

Service Charge: 1800.00

Ground Rent: 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315468

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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.