



Connells

Westminister House Hallam Close
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to present this well-presented second-floor apartment, located within the sought-after Reeds development in North Watford.

Boasting with natural light, the accommodation comprises a spacious reception room seamlessly opening into a fully fitted kitchen, two well-proportioned bedrooms, and a stylish bathroom suite. The property further benefits from excellent storage throughout, an allocated parking space, visitor parking bays, and access to beautifully maintained communal gardens.

An ideal purchase for first-time buyers and investors alike, the apartment is superbly positioned for commuters, with Watford Junction Station within walking distance and easy access to the A41 and M1 motorways. Watford High Street and the Shopping Centre are also close by, offering a wide range of shops, cafés, restaurants, entertainment, and leisure facilities.

For further information or to arrange a viewing, please contact Connells today.

Agents Note: Please note that the AML fee covers 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

Phone entry system, letter boxes, stairs to all

floors.

Entrance Hall

Front door, phone entry point, cupboard housing hot water tank, storage cupboard, electric radiator.

Living Room

Windows to front aspect, television point, telephone point, electric radiator, opening to kitchen.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, window to side aspect, electric oven and hob with extractor hood, plumbing for washing machine and space for fridge/freezer.

Bedroom One

Window to front aspect, built in wardrobe, electric radiator.

Bedroom Two

Window to front aspect, electric radiator.

Bathroom

Bath with mixer taps and overhead shower,

WC, wash hand basin, electric heater.

Outside

Parking

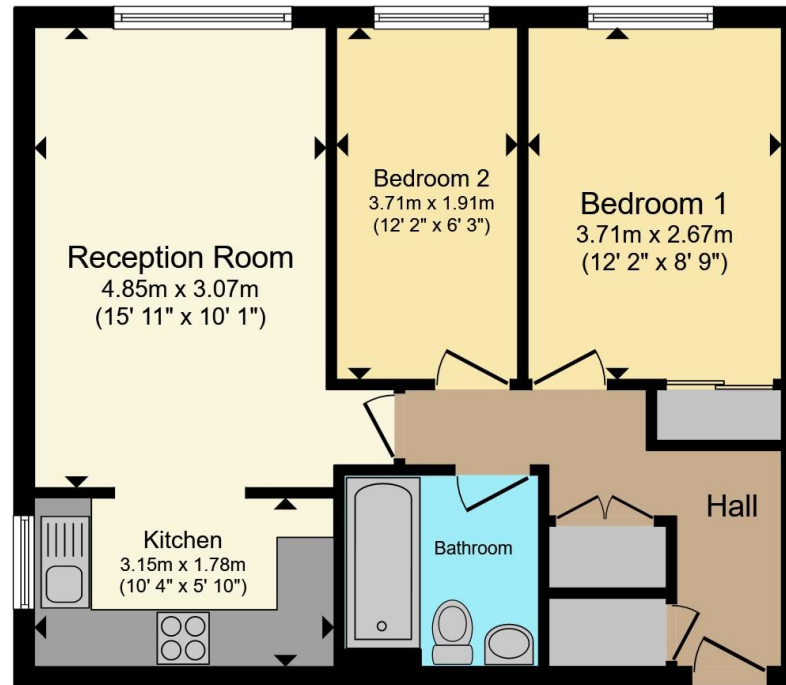
Allocated parking space & additional visitor bays.

Communal Grounds

Landscaped communal gardens.







Second Floor

Total floor area 52.8 m² (569 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

Connells

To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: D

Service Charge:
 2459.98

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315180

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1994. 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.

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