





Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this immaculately presented top-floor apartment, ideally located on a popular development within a sought-after South Oxhey area.

Finished to a high standard throughout, this modern home features a bright and spacious open-plan living area with a stylish fully integrated kitchen, a generous double bedroom with fitted wardrobes, and a contemporary bathroom suite.

Further benefits include a separate utility cupboard, a private balcony offering impressive views across Watford, and secure gated underground allocated parking.

An excellent opportunity for first-time buyers or investors, the property enjoys a convenient location with easy access to a range of transport links, including Carpenders Park Station, as well as the A41, M1 and M25. A variety of local shops, supermarkets and everyday amenities are within walking distance, while Watford High Street and Atria Watford Shopping Centre are just a short drive away, offering an extensive selection of retail, dining, leisure and entertainment facilities.

To arrange a viewing or for further information, 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

Video phone entry point, lift and stairs to all floors.

Entrance Hall

Front door, video entry phone, utility cupboard, doors to all rooms.

Utility Cupboard

Plumbing for washing machine & additional storage.

Living Room / Kitchen

Windows to rear and side aspect, television point, telephone point, radiators, patio doors to balcony.

Fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, window to side aspect, sink with drainer, electric eye-level oven, electric hob with extractor hood, integrated microwave, dishwasher and fridge/freezer.

Bedroom One

Window to rear aspect, fitted wardrobe, radiator, television point, telephone point.

Bathroom

Bath with mixer taps and overhead shower, shower screen, WC, wash hand basin, vanity mirrored unit, heated towel rail.

Outside

Private Balcony

Decking, railing, views over Watford.

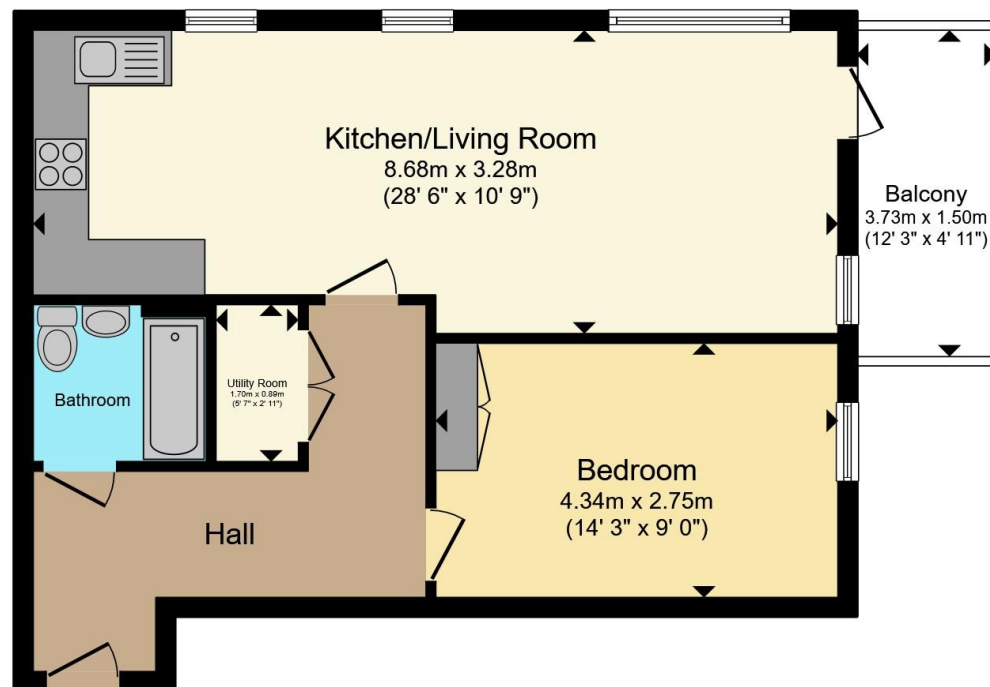
Parking

Secure underground allocated parking space.









Fourth Floor

Total floor area 54.3 m² (584 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: B

Service Charge:
 1829.76

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315400

This is a Leasehold property with details as follows; Term of Lease 250 years from 18 Nov 2020. 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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