

Connells

Hurst Court Elliot Road
Watford

Hurst Court Elliot Road
Watford WD17 4DF

for sale
£375,000







Property Description

Connells are delighted to present this stunning two-bedroom apartment, ideally located in the heart of the highly sought-after Nascot Wood area within a popular Cala Homes development, just moments from Nascot Wood Infant & Nursery School.

The property features a welcoming entrance hall with video entry system and ample storage, a bright lounge/diner with French doors overlooking the communal gardens, a modern fitted kitchen with integrated appliances, a principal bedroom with built-in wardrobes and en-suite, a second well-proportioned bedroom and a stylish family bathroom.

Additional benefits include allocated parking, additional visitors bays, landscaped communal grounds with children's play area, bike and bin storage.

Offering excellent transport links via Watford Junction, major road networks including M25, M1 & A41 and easy access to Watford Town Centre, Cassiobury Park and local amenities, including a Tesco Express within the development.

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.

Communal Entrance Hallway

Entrance Hallway

Electric heater, power points, two storage cupboards and doors to all rooms.

Lounge / Diner

15' 6" + DOOR RECESS x 11' 10" MAX (4.72m + DOOR RECESS x 3.61m MAX)

UPVC double glazed French doors overlooking the communal outside space, UPVC double glazed window to side aspect, electric heater and TV/Phone points.

Kitchen

9' 9" MAX x 7' 7" MAX (2.97m MAX x 2.31m MAX)

Wall and base level units with work surfaces over, under cabinet lighting, stainless steel double bowl and drainer sink unit, integrated electric oven and hob with extractor hood over. Fully integrated appliances to include: fridge/freezer, washing machine and dishwasher.

Bedroom One

16' 3" MAX x 9' 2" MAX (4.95m MAX x 2.79m MAX)

UPVC double glazed window to rear aspect, electric heater, built in wardrobes and TV Point.

En Suite

Shower cubicle with glazed shower screen, pedestal wash basin, WC, heated towel rail and part tiled walls.

Bedroom Two

11' 9" MAX x 8' 3" MAX (3.58m MAX x 2.51m MAX)

UPVC double glazed windows to rear aspect and electric heater.

Family Bathroom

Bath with hand shower attachment, shower screen, pedestal wash hand basin, WC, heated chrome towel rail and part tiled walls.

Outside

Communal Space

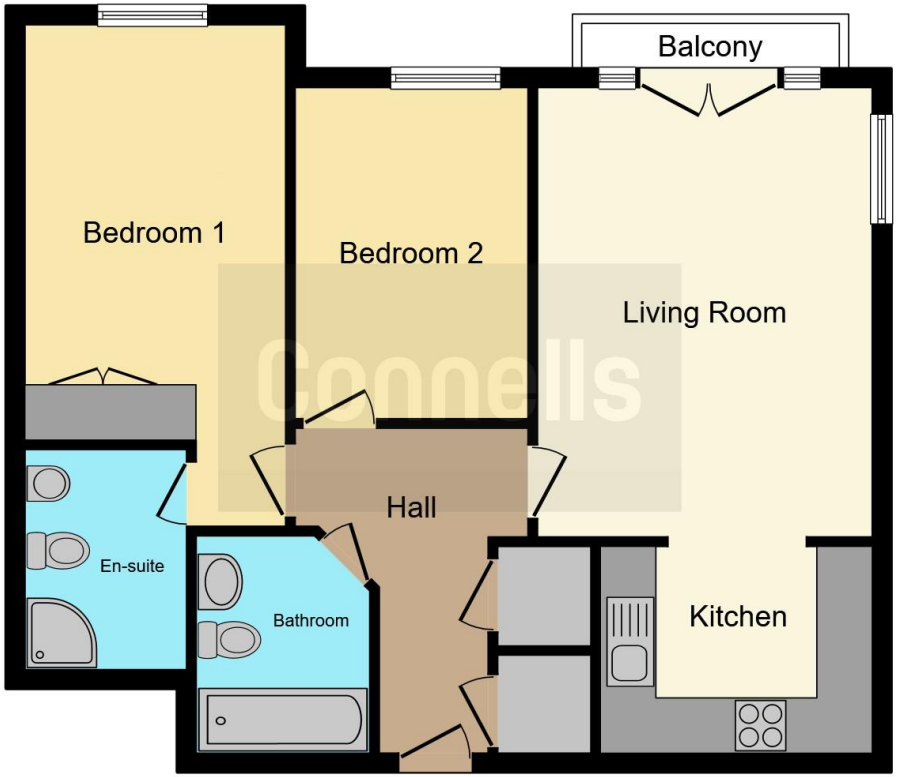
Bike storage and communal bins.

Allocated Parking

Allocated parking for one car & additional visitors bays.











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.focalagent.com

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: C

Council Tax Band: D

Service Charge: 1500.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315645

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.