



Clock House Wellstones Watford WD17 2AF

for sale shared ownership
£281,250



Property Description

**** 75% SHARED OWNERSHIP **** Connells are delighted to present this fantastic opportunity to acquire a 75% shared ownership share of this superb two double bedroom sixth-floor apartment, situated in the heart of Central Watford. Offering contemporary accommodation throughout, an impressive private roof terrace and secure parking, this property is ideal for first-time buyers looking to step onto the property ladder.

The apartment features a welcoming entrance hall leading to a sizeable reception room, providing flexible living and dining space, a modern integrated kitchen, and two generous double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room, whilst a modern family bathroom serves the remainder of the accommodation.

A particular highlight of the property is the private wrap-around roof terrace, offering excellent outdoor space for relaxing and entertaining while enjoying elevated views across Watford. Further benefits include gated underground allocated parking, secure entry and lift access.

The property enjoys a highly convenient location within walking distance of Atria Watford Shopping Centre, a wide choice of restaurants, cafés, bars and leisure facilities. Excellent transport links are nearby, including Watford Junction, Watford High Street and Watford Underground Station, providing fast connections into London and surrounding areas. The M1 and M25 are also easily accessible.

Viewing is highly recommended.

Agents Note

This property is currently under shared ownership in conjunction with Home Group Housing Association who have criteria for any purchase, the advertised price is for the sellers 75% share, £268.85 per month is paid to the Housing Association as rent for the retained share.

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

Entrance Hall

Living / Dining Room

Kitchen

Bedroom One

En-Suite

Bedroom Two

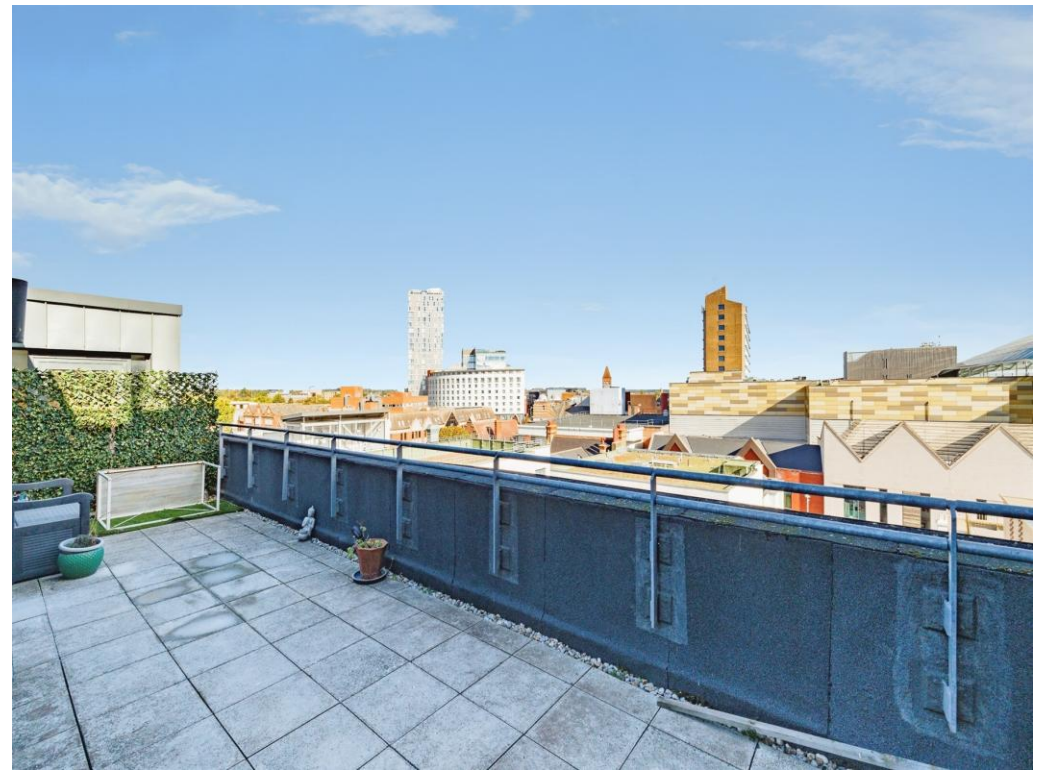
Bathroom

Outside

Private Roof Terrace

Parking

One underground. gated, allocated parking space.









Total floor area 67.5 m² (727 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:
 2932.68

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315552

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. 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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Property Ref: WTF315552 - 0005