

Connells

Cassio Green Cassio Road
Watford

Cassio Green Cassio Road
Watford WD18 0QN

for sale
£350,000







Property Description

** NO UPPER CHAIN ** SOLD AS SEEN ** Connells are delighted to offer this superb two-bedroom, two-bathroom apartment located within the highly desirable Cassio Green development on Cassio Road in Central Watford.

Beautifully presented throughout, the property offers bright and contemporary accommodation centred around an impressive open-plan lounge and kitchen. The modern fitted kitchen features integrated appliances and ample space for dining and entertaining, while large, glazed doors lead directly onto a generous private balcony/terraced area, perfect for outdoor seating and relaxation.

The apartment further benefits from two double bedrooms with fitted wardrobes, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom. The property is also available to purchase as seen, with furniture and selected technology appliances, available by separate negotiation.

Ideally positioned close to Watford Town Centre, residents enjoy easy access to a wide range of shops, restaurants, cafes and leisure facilities, including Atria Watford. The beautiful open spaces of Cassiobury Park are also nearby. For commuters, both Watford Junction Station, with fast services to London Euston in approximately 20 minutes, and Watford High Street Station are within easy reach. Excellent road connections via the M1, M25 and A41 further enhance the property's appeal.

A fantastic opportunity for first-time buyers, professionals, downsizers and investors alike.

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 Room / Kitchen

Bedroom One

En-Suite

Bedroom Two

Bathroom

Outside

Balcony / Terrace Area

Parking

Please note the property does not benefit from an allocated parking space. However, residents have access to a secure gated

drop-off area to the rear of the development, and off-site parking is available nearby at CitiPark for approximately £900 per annum.

















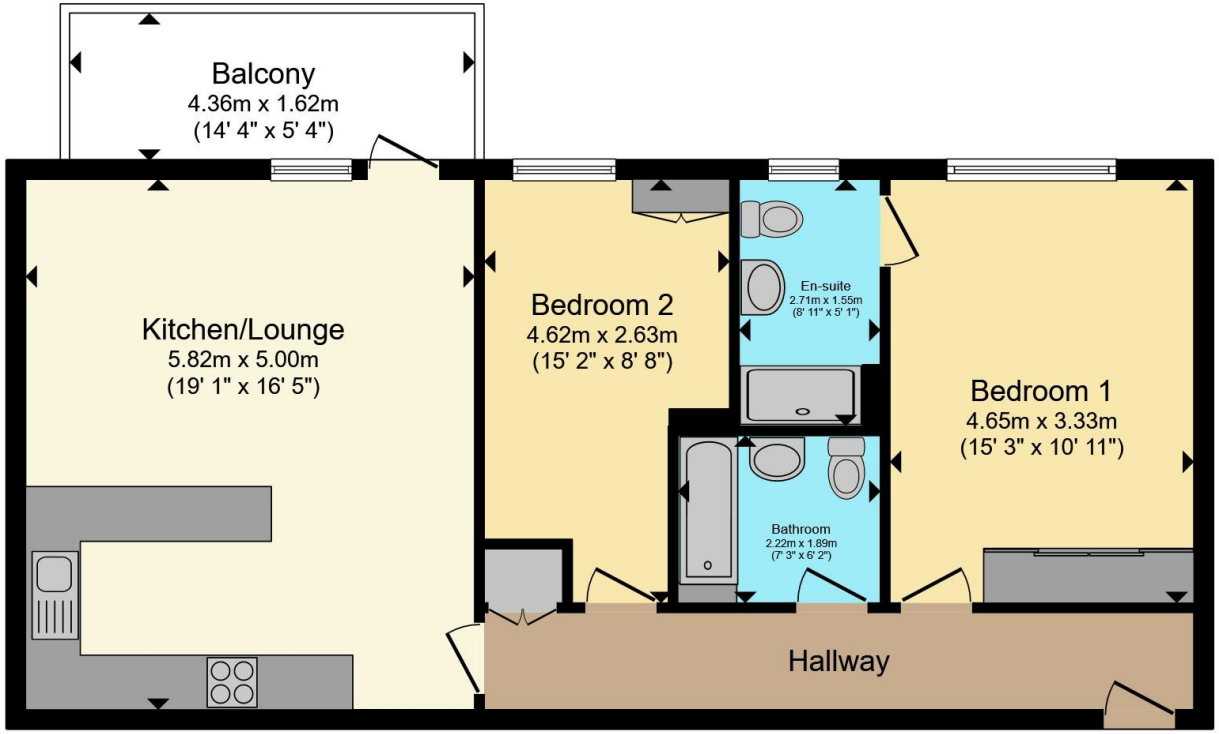

Total floor area 79 m² (850 sq ft).) approx

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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: D

Service Charge: 2400.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315517

This is a Leasehold property with details as follows; Term of Lease 250 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

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.