



**Connells**

Dean Wace House Rosslyn Road  
Watford



### Property Description

Connells are delighted to bring this immaculately presented ground floor flat to the market that is situated in the heart of Watford Town Centre. The property comprises of an open plan living area with a modern integrated fitted kitchen, a double bedroom with fitted wardrobes and a modern bathroom suite. Benefits include a separate utility cupboard, a private patio area, as well as gated allocated off-street parking.

Ideal for first time buyers and investors, this property is also conveniently located with access to several transport links including Watford Junction and Watford High Street Station that have direct links into London as well as the A41, M25 & M1 motorways. The bustling Watford High Street and Atria Centre is only just a short walk away providing numerous shops, eateries, entertainment and recreational facilities as well as being a short distance from Cassiobury park.

For more information or to book a viewing please call Connells today.

26' 2" MAX x 10' 4" MAX ( 7.98m MAX x 3.15m MAX )

Window to side aspect, television point, telephone point, radiator, door to private patio.

Fitted kitchen comprised of wall and base unit with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher and fridge/freezer.

### Bedroom One

13' 9" x 9' 1" ( 4.19m x 2.77m )

Window to side aspect, fitted wardrobe, radiator.

### Bathroom

Bath with mixer taps and overhead shower, vanity basin, WC, heated hand towel rail, extractor fan.

### Outside

### Private Patio

Enclosed patio area, block paved.

### Parking

Allocated parking space.

### Entrance Porch

Door to front aspect, access to utility cupboard.

### Utility Cupboard

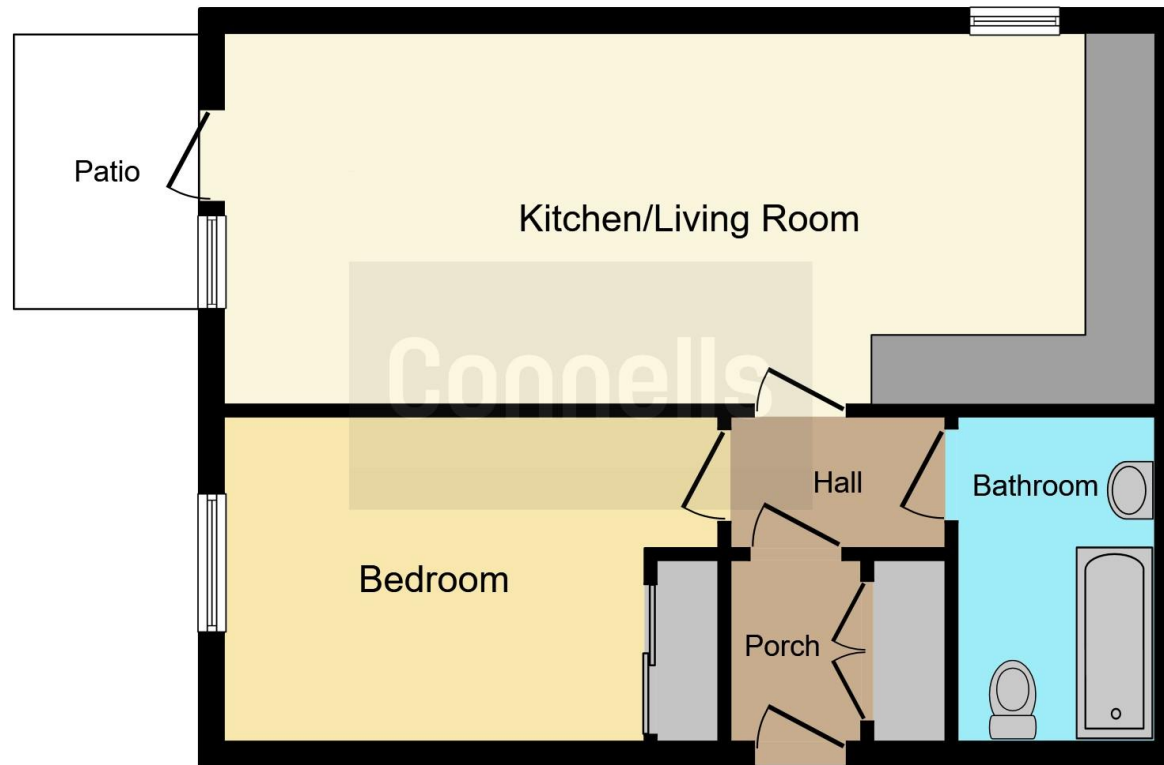
Housing plumbing for washing machine.

### Living Room / Kitchen









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: C

Service Charge:  
 1600.00

Ground Rent:  
 395.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314564](http://connells.co.uk/Property/WTF314564)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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