



Connells

May House Sydney Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this immaculately presented second floor apartment to the market that is situated within a popular residential location in West Watford.

The property is modern throughout, finished to a high specification and briefly comprises of an open plan living area with a modern fitted kitchen with integrated appliances, two double bedrooms with bespoke bathroom suite's with smart-tech features. Benefits include a long lease remaining, fibre-optic internet available, lift access to all floors, a secure entry system, a private balcony with views overlooking the fields, access to the well-maintained communal gardens, NHBC warranty remaining as well as an underground allocated parking space.

Ideal for buy to let investors or families this property is conveniently located with access to several transport links including Watford High Street and Watford Junction that provide direct links into London as well as the A41, M25 & M1 motorways. Watford Town Centre is only a short walk away providing numerous shops, amenities, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

Communal Entrance

Secure entry system, lift and stairs to all floors.

Entrance Area

Front door, secure phone entry system.

Lounge / Diner / Kitchen

Open plan living area, dual aspect window to front and side aspect, patio door to balcony, television point, telephone point, storage cupboard, radiators.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, stainless steel sink with drainer electric hob with extractor hood, electric eye level oven, integrated dishwasher, washer/dryer and fridge/freezer.

Principal Bedroom

Window to front aspect, fitted wardrobe, radiator, door to en-suite.

En-Suite

Smart-tech bathroom features including touch screen taps, automatic bath fill and light up vanity units, shower cubicle, enclosed cistern WC, vanity basin, heated hand towel rail.

Bedroom Two

Window to front aspect, radiator.

En-Suite Bathroom

Smart-tech bathroom features including touch screen taps, automatic bath fill and light up vanity units, bath with mixer taps and overhead shower, glass shower screen, enclosed cistern WC, vanity basin, heated hand towel rail.

Outside

Balcony Area

Communal Gardens

Well maintained communal gardens.

Parking

One underground allocated parking space.









Total floor area 70.5 m² (759 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

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: D

Service Charge:
 1600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315113

This is a Leasehold property with details as follows; Term of Lease 999 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



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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