



Connells

Chiswell Court Sandown Road
Watford



Property Description

**** NO UPPER CHAIN ** 6.9% RENTAL YIELD ****

Connells are delighted to bring this well-presented first floor apartment to the market that is situated within a sought-after private development in North Watford. Neutrally decorated throughout, the property comprises of a sizeable reception room, a integrated fitted kitchen, one bedroom with built in wardrobes and a bathroom suite and benefits from private residents' parking with additional visitor bays.

Ideal for first time buyers or investors the property is conveniently located with access to several transport links including being within walking distance to Watford Junction station as well as easy access the A41 and M1 motorways. The vibrant Watford Town Centre is also just a short distance away providing numerous eateries, amenities, entertainment, and recreational facilities.

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

Communal Entrance

Entrance Hall

Front door, storage cupboard.

Living Room

Window to side aspect, television point,

telephone point, wall mounted electric heater, phone entry system.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven and hob, integrated washing machine, microwave and under-counter fridge.

Bedroom Area

Windows to side aspect, built in wardrobes.

Bathroom

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

Outside

Parking

Residents parking & additional visitor bays.

Communal Gardens

Access to well-maintained communal gardens.









Total floor area 29.2 m² (315 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: C Council Tax
 Band: B

Service Charge:
 2239.32

Ground Rent:
 160.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314440

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1993. 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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