Connells

Pankridge The Hoe
Watford

Pankridge The Hoe
Watford WD19 5AX

for sale offers in excess of
£350,000

Property Description

Connells are delighted to present this immaculate and exceptionally spacious two-bedroom, two-bathroom ground floor apartment, ideally situated just 0.4 miles from Carpenders Park Station.

This beautifully maintained home offers generous, well-balanced accommodation, featuring an impressive living room extending over 20ft (approx.), a separate dining area, and a stylish fully fitted kitchen with integrated appliances—perfect for both everyday living and entertaining.

The apartment benefits from two well-proportioned double bedrooms, complemented by two bath/shower suites positioned at opposite ends of the property, providing both convenience and privacy. Additional features include ample storage, gas central heating, and double glazing throughout.

Externally, the property offers a garage en bloc along with residents' parking. With a long lease and ground floor positioning, this property is ideally suited to first-time buyers, downsizers, and investors alike.

The Hoe is well located for access to local shops, green spaces, and highly regarded schools, while Carpenders Park Station provides direct links into London Euston, making it ideal for commuters.

Viewing is highly recommended and strictly by appointment.

Entrance Hall

Storage cupboard

Radiator

Cloakroom

WC

Shower cubicle

Hand towel rail

Part tiled

Lounge

21' 7" x 12' (6.58m x 3.66m)

Window to front

TV

Radiator

Kitchen

14' 7" x 11' 1" (4.45m x 3.38m)

Window to rear

Radiator

Wall and base units

Dishwasher

Washing machine and dryer

Electric oven and gas hob

Fridge freezer

Bedroom One

11' x 12' 5" (3.35m x 3.78m)

Window to front

Radiator

Bedroom Two

10' 9" x 9' 4" (3.28m x 2.84m)

Window to rear

Radiator

Built in wardrobe

Bathroom

Window to rear

Hand towel rail

WC

Vanity unit

Bath/mixer taps with overhead shower

Underfloor heating

Agents Note

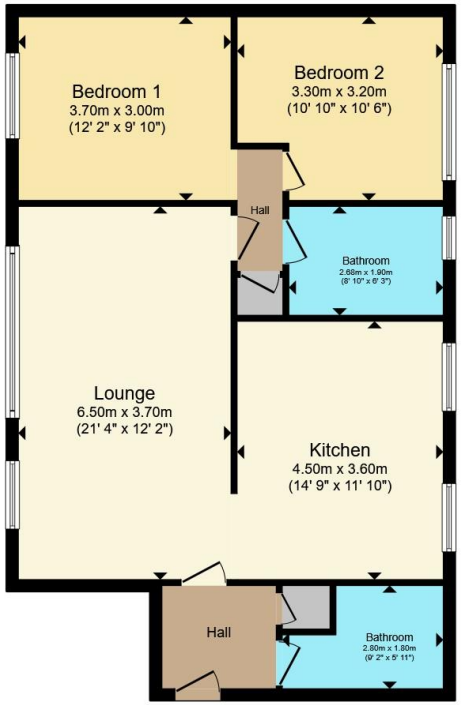
Ground rent: £0

Service charge: £1560

Lease years remaining: 146 years

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.



Floor Plan

Total floor area 81.7 m² (879 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 020 8950 4404
E bushey@connells.co.uk

86 High Street
BUSHEY WD23 3HD

EPC Rating: B

Council Tax Band: D

Service Charge: 1560.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308539

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.