



Connells

Nash Trade House Woodford Road
Watford



Property Description

Connells are delighted to present this well-presented first-floor apartment, ideally located within walking distance of Watford Junction Station, offering direct links into London, along with convenient access to the M1 and M25 motorways. This makes the property perfectly suited to first-time buyers, investors and commuters alike.

The apartment features a spacious and light-filled entrance hall with excellent storage, including a utility cupboard with plumbing for a washing machine, and a secure entry phone system. The heart of the home is the generous open-plan living and dining area, complemented by a stylish designer kitchen fitted with a range of high-spec integrated appliances. There is a well-proportioned double bedroom with built-in wardrobes, a modern bathroom suite, and the added benefit of a private balcony, ideal for outdoor relaxation.

The property is superbly positioned close to Cassiobury Park, offering beautiful green spaces, while Watford town centre is also within easy reach, providing a wide selection of shops, restaurants, leisure facilities and entertainment.

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

Entrance Hall

Front door, secure entry phone system, utility/storage cupboard.

Utility Cupboard

Plumbing for washing machine.

Lounge / Kitchen

22' 4" MAX x 12' 8" MAX (6.81m MAX x 3.86m MAX)

Windows to side aspect, television point, telephone point, radiator, door to balcony, open plan to kitchen.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, sink with drainer, gas hob with extractor hood, eye level electric hob, integrated microwave, dishwasher and fridge/freezer.

Bedroom One

16' 1" + Wardrobe x 11' 6" MAX (4.90m + Wardrobe x 3.51m MAX)

Window to side aspect, built in wardrobe, built in cupboard, radiator.

Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, hand towel rail, extractor.

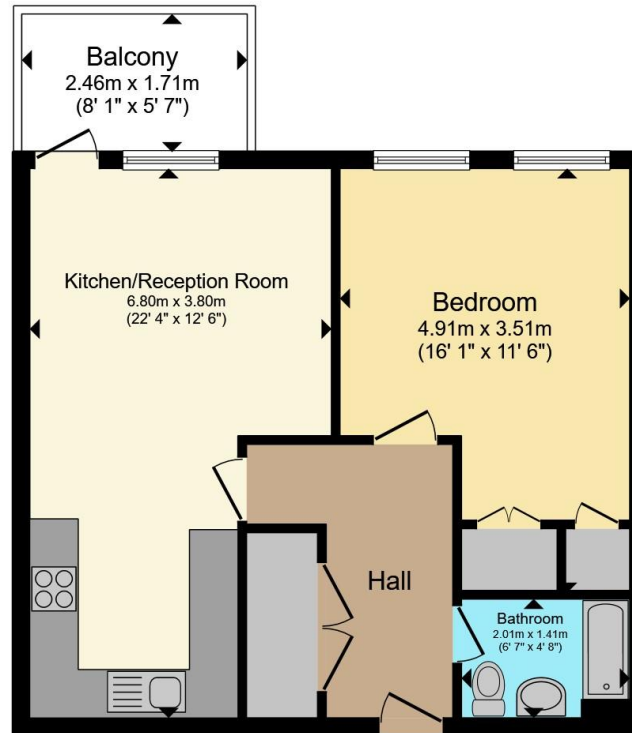
Outside

Balcony









Total floor area 50.4 m² (542 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: C

Service Charge:
1120.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314694

This is a Leasehold property with details as follows; Term of Lease 126 years from 24 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.

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