



**Connells**

Badminton House Anglian Close  
Watford

# Badminton House Anglian Close Watford WD24 4RG

for sale offers over  
**£270,000**



## Property Description

Connells are delighted to bring this immaculately presented first floor apartment to the market that is situated within the exclusive Reeds development in North Watford.

The property boast natural light, has been redecorated throughout and briefly comprises of a sizeable reception room which opens into a well-appointed fitted kitchen, two well-proportioned bedrooms and a modern bathroom suite. Benefits include a new boiler, secure underground allocated parking space, visitor bays and access to the well-maintained communal gardens.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station as well as the A41 & M1 motorways. Watford High Street and Shopping Centre is just a short walk away providing numerous shops, eateries, entertainment, and recreational facilities.

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

## Communal Entrance

Phone entry system, letter boxes, stairs to all floors.

## Entrance Hall

Front door, phone entry point, cupboard housing hot water tank, storage cupboard,

electric radiator.

## Living Room

15' 11" MAX x 9' 10" MAX ( 4.85m MAX x 3.00m MAX )

Windows to front aspect, television point, telephone point, electric radiator, opening to kitchen.

## Kitchen

5' 11" x 10' 5" ( 1.80m x 3.17m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and space for fridge/freezer.

## Bedroom One

14' 4" MAX x 8' 9" MAX ( 4.37m MAX x 2.67m MAX )

Window to front aspect.

## Bedroom Two

12' 5" x 6' 4" ( 3.78m x 1.93m )

Window to front aspect.

## Bathroom

Re-fitted suite comprising of walk in shower, WC, vanity wash hand basin, electric heater.

## Outside

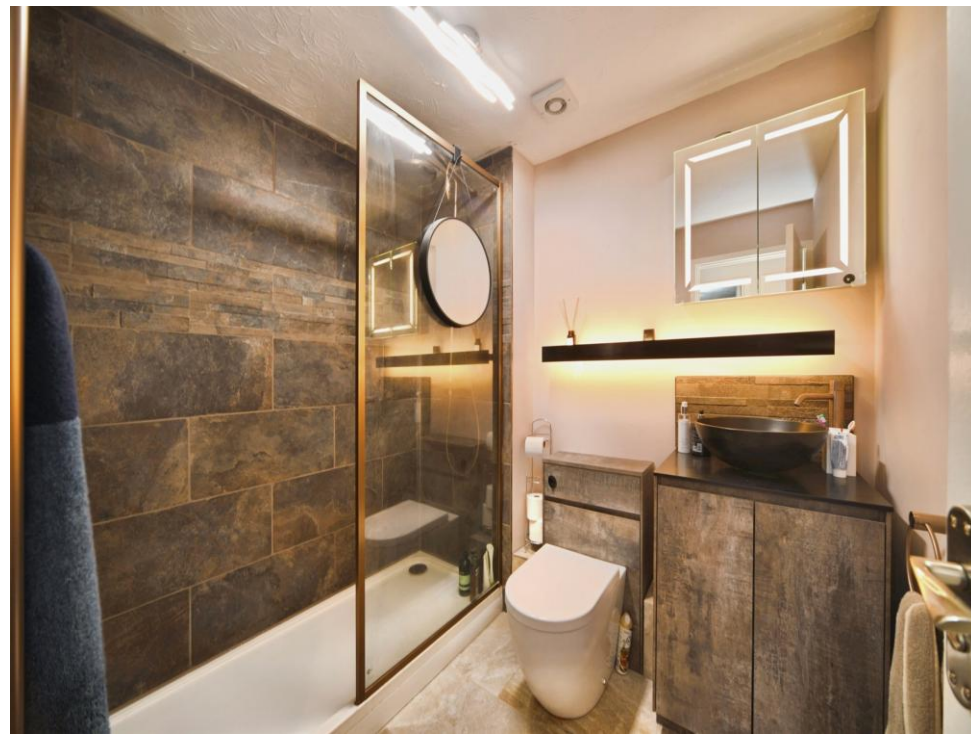
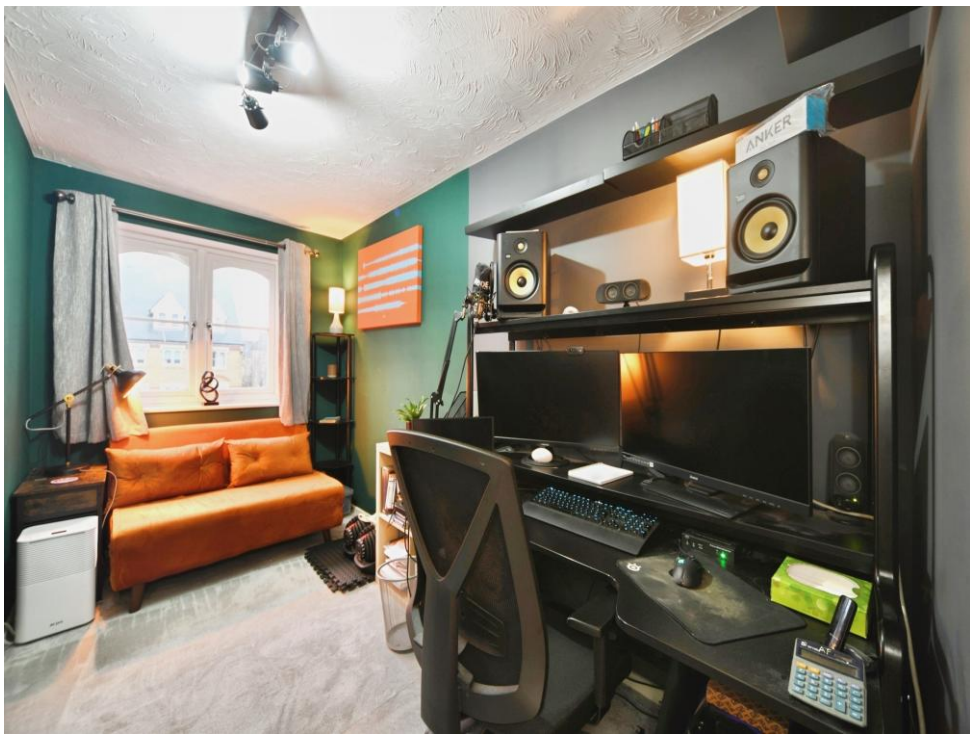
## Parking

Allocated secure underground parking space  
& additional visitor bays.

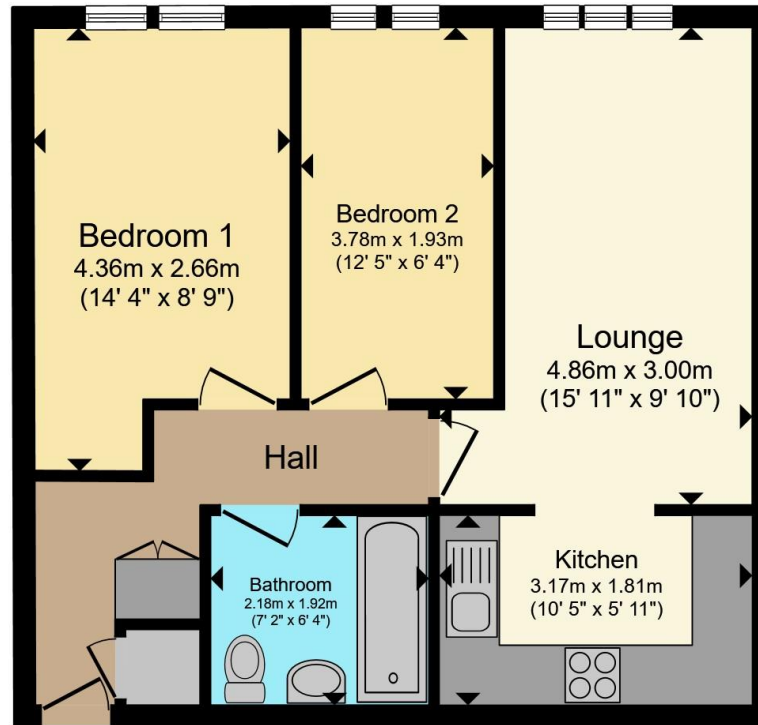
## Communal Grounds

Landscaped communal gardens.









Total floor area 48.4 m<sup>2</sup> (521 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C    Council Tax Band: D    Service Charge: 2500.00    Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314917](http://connells.co.uk/Property/WTF314917)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1994. 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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Property Ref: WTF314917 - 0005