

Connells

Metropolitan Place Rickmansworth Road
Watford

Metropolitan Place Rickmansworth Road Watford WD18 7HB

for sale
£390,000







Property Description

** NO UPPER CHAIN **

Connells are delighted to bring this larger than average ground floor apartment to the market that is situated on a sought after residential road in West Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and family bathroom suite. Benefits include an en-suite to the master bedroom, allocated parking and visitor bays as well as being offer with no upper chain.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Metropolitan lines as well as the A41, M25 and M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Watford Boys Grammar School. There are a range of local shops and amenities within proximity as well as Watford high street and shopping centre being a short distance away providing further shops, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

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.

Communal Entrance

Entrance Hall

Front door, storage cupboard, radiator.

Lounge / Diner

Windows to front aspect, television point, telephone point, radiator.

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, electric oven and hob with extractor hood, integrated washing machine, integrated fridge/freezer.

Bedroom One

Window to front aspect, double glazed, radiator, built in cupboards, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail, extractor fan.

Bedroom Two

Window to front aspect, radiator.

Bathroom

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

Outside

Communal Gardens

Parking

Allocated parking space and visitor bays.







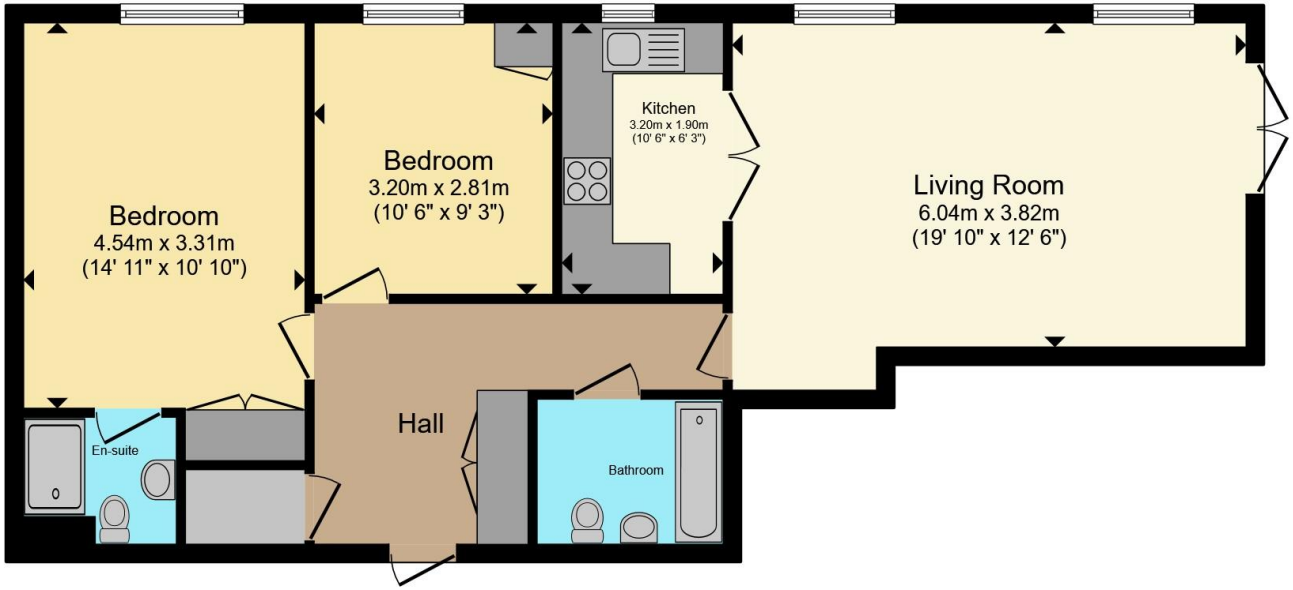












Ground Floor

Total floor area 74.8 m² (806 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 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: D

Service Charge: 1600.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315473

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.