

Connells

Campbell Court Colnhurst Road
Watford

Campbell Court Colnhurst Road
Watford WD17 4BU

for sale
£300,000







Property Description

** NO UPPER CHAIN ** Connells are delighted to bring this well-presented first floor apartment to the market that is situated within the popular Nascot Grange development. The property briefly comprises of an open plan reception room with a modern integrated kitchen, two double bedrooms and modern bathroom suite. Benefits include a Juliet Balcony, an allocated parking space, access to communal gardens and a children play area as well as the option for shared ownership.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction Station with direct links into London Euston as well as the A41 and M1 motorways. The vibrant Watford Town Centre is just a short walk away providing numerous shops, amenities, entertainment and recreational facilities.

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 door, secure entry system, stairs and lift to all floors.

Entrance Hallway

Front door, secure entry system, two large storage cupboards housing the water tank and air circulation system and doors to all rooms.

Lounge / Diner / Kitchen

19' 11" + Door Recess x 11' 1" MAX (6.07m + Door Recess x 3.38m MAX)

French doors to side aspect with Juliet balcony, television point, telephone point,

Modern fitted kitchen comprised of wall and base units with work surfaces to complement, under unit lights, stainless steel sink with drainer, integrated electric oven and hob with extractor hood over, integrated washing machine, dishwasher and fridge freezer, space for dining table.

Bedroom One

12' 4" x 10' 1" (3.76m x 3.07m)
Window to side aspect, radiator.

Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m)
Window to side aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower, glass shower screen, wash hand basin, low level WC, heated hand towel rail.

Outside

Parking

Off street allocated parking.

Communal Grounds

Communal gardens to the rear and a children's play area at the front of the development along with a convenience store.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: D

Service Charge: 1200.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314859

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.