

Connells

Argyle Court
Watford

Argyle Court
Watford WD18 7QP

for sale offers over
£175,000







Property Description

** NO UPPER CHAIN ** Connells are pleased to bring this well-presented purpose-built studio apartment to the market that is situated on a popular residential road located within easy reach of Watford Town Centre. The property briefly comprises of a sizeable reception room/bedroom, a well-appointed fitted kitchen and a bathroom suite. Benefits include a long lease remaining, access to the communal grounds and an allocated parking space.

The property is conveniently located with access to several transport links including Watford Metropolitan Train Station as well as the M25, A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as the award winning Cassiobury Park.

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.

Entrance Hall

Front door, entryphone, doors to:-

Living Room / Bedroom

19' 2" x 11' 3" (5.84m x 3.43m)

Windows to front and side aspects, electric storage heater, door to kitchen.

Kitchen

8' 9" x 5' 8" (2.67m x 1.73m)

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

Bathroom

Bath with shower over, pedestal wash hand basin, low level WC, tiling to walls and extractor fan.

Outside

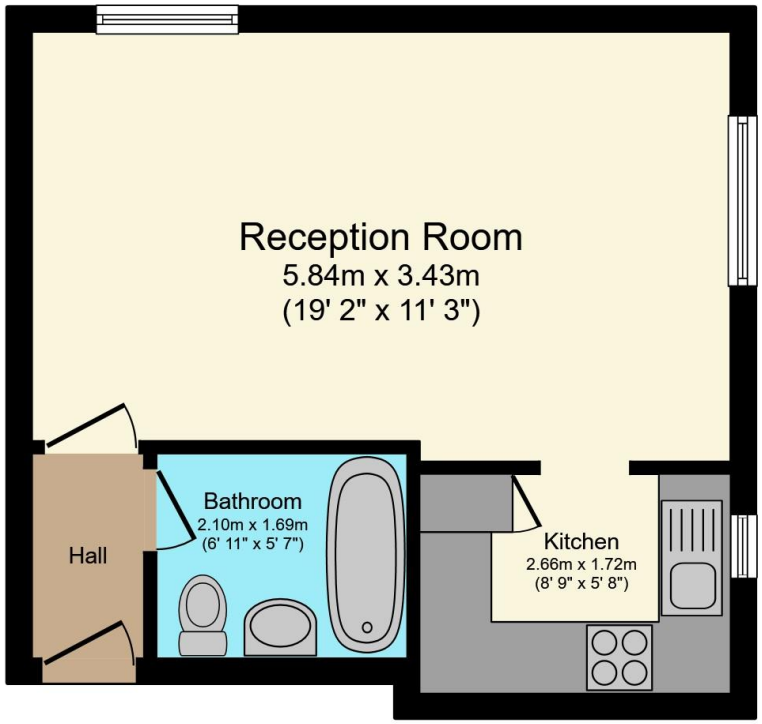
Parking

Allocated parking for residents.

Communal Grounds











Total floor area 31.4 m² (338 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: B

Service Charge: 700.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314540

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1989. Should you require 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.