

Connells

Clock House Wellstones
Watford

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Watford WD17 2AF

for sale
£300,000







Property Description

Connells are pleased to bring this well-presented first-floor apartment to the market that is situated in Watford Town Centre. The property boasts a sizable reception room with a Juliet balcony, a fully integrated modern kitchen, one double bedroom with fitted wardrobes and a modern bathroom suite. Benefits include a long lease remaining, and an allocated gated parking space.

Ideal for first time buyers or investors, the property is conveniently located with Watford High Street and Shopping Centre is on your doorstep providing numerous eateries, amenities, entertainment, and recreational facilities. The property is also conveniently located with access to several transport links including Watford Junction and Watford High Street Stations with direct links into London Euston as well as the M1 and A41 motorways.

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

Communal entrance, phone entry system, stairs and lifts to all floors.

Entrance Hall

Front door, phone entry system, radiator, storage cupboard.

Living Room / Kitchen

Window to side aspect, patio door to Juliet balcony, radiator, television point, telephone point.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, new window to side aspect, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher and fridge/freezer.

Bedroom One

Window to side aspect, fitted wardrobe, radiator.

Bathroom

Bath with mixer taps with overhead shower, WC, wash hand basin, heated towel rail, extractor, storage cupboard.

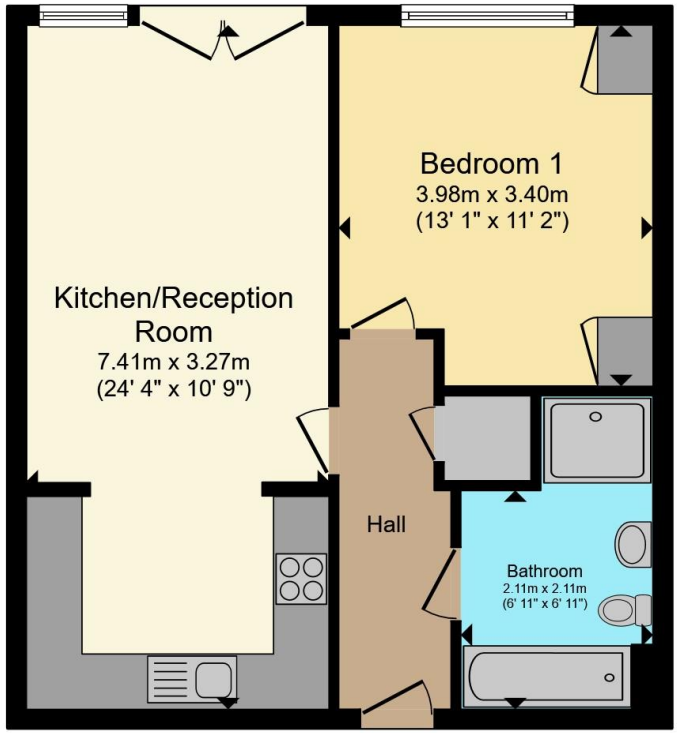
Outside

Parking

One underground. gated, allocated parking space.











Total floor area 50.2 m² (540 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: B

Council Tax Band: C

Service Charge: 2474.04

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315300

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. 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.