Connells

Taylor Point St. Johns Road
Watford

Taylor Point St. Johns Road
Watford WD17 1DF

for sale shared ownership

£78,750

Property Description

** 25% SHARED OWNERSHIP ** Connells are pleased to bring this immaculately presented ground floor apartment to the market that is situated in Central Watford. The property comprises of an open plan reception room with a modern integrated kitchen, one double bedrooms as well as a modern bathroom suite and benefits from a 990 year lease, NHCB warranty remaining, a private patio area, private entrance to the property as well as access to the communal yard.

Ideal for first time buyers and investors, the property is conveniently located with easy access to both Watford Junction Station and Watford High Street Station that provide direct links into London Euston, as well as the A41, M25 and M1 motorways. Situated within the very heart of the bustling town centre its vast array shops, including the Atria shopping centre, restaurants, bars, entertainment facilities and the award winning Cassiobury Park.

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

Entrance Hall

Front door, intercom system, storage cupboard, radiator, doors to all rooms.

Living Room

18' 7" MAX x 18' 3" MAX (5.66m MAX x 5.56m MAX)

Open plan lounge and kitchen, doors to patio area, electric radiator, television point, telephone point.

Kitchen Area

9' 6" MAX x 9' 6" MAX (2.90m MAX x 2.90m MAX)

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

Bedroom One

10' 5" + WARDROBE x 12' 6" MAX (3.17m + WARDROBE x 3.81m MAX)

Window to side aspect, electric radiator, fitted wardrobe.

Bathroom

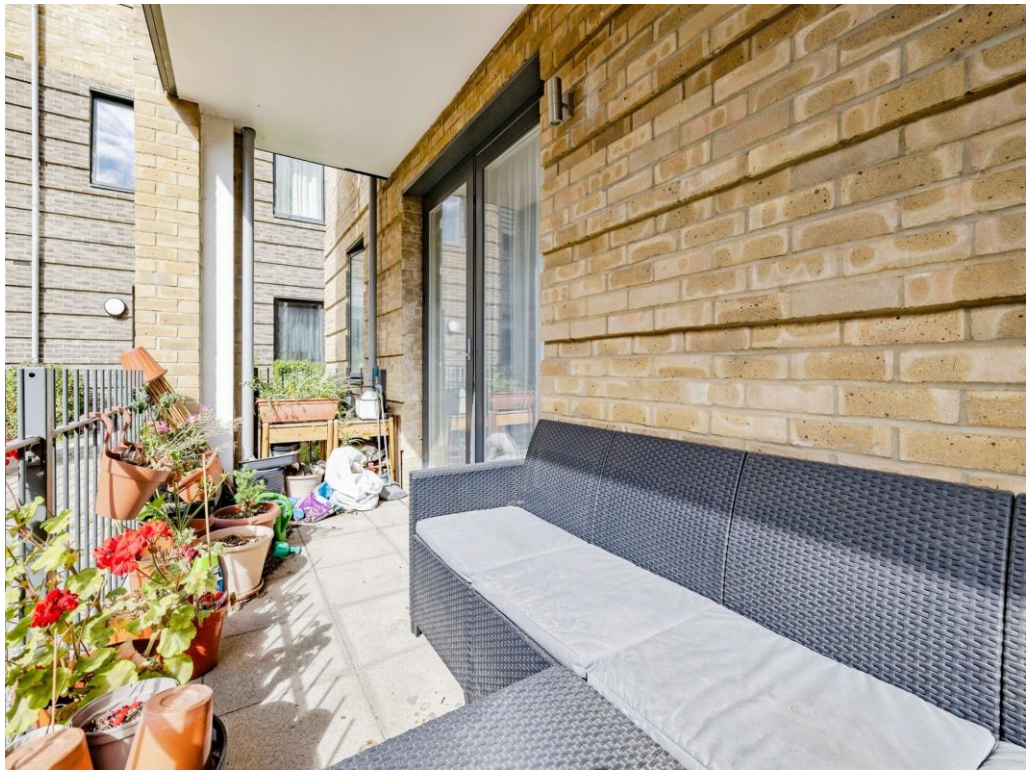
Bath with shower attachment over, pedestal wash hand basin, WC, extractor fan and heated towel rail.

Outside

Private Patio Area

Communal Garden

Courtyard communal area.



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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.focalagent.com

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: C

Service Charge: 905.52

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314640

This is a Leasehold property with details as follows; Term of Lease 990 years from 04 Mar 2022. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.