Connells

Percy Court Percy Road
Watford

Percy Court Percy Road
Watford WD18 0QA

for sale
£230,000

Property Description

** NO UPPER CHAIN **

Connells are delighted to bring this well presented ground floor maisonette to the market that is situated on a private residential road in West Watford.

The property features a bright open plan reception room, a modern integrated kitchen, a spacious double bedroom, and a contemporary shower room and benefits from its own private entrance and on street permitted parking.

Ideally located just moments from local shops, supermarkets, restaurants and everyday amenities, with excellent transport connections including nearby bus stops and Watford High Street Station & Watford Junction Station offering direct routes to London Euston.

With its convenient setting and modern interior, this property is a fantastic opportunity for first time buyers or investors.

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

Agents Note:

We have been advised that there may be service charges applicable at the property which at the time of marketing are not known. Please take this into consideration and speak with your conveyancer.

Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance

Front door into open plan living area.

Living Room / Kitchen

Open plan living/dining/kitchen, windows to front aspect, television point, telephone point, radiators.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven, gas hob with extractor hood, integrated washing machine and fridge/freezer.

Hallway

Storage cupboards, doors to all rooms.

Bedroom One

Window to front aspect, radiator.

Bathroom

Shower cubicle, WC, wash hand basin, towel rail.

Total floor area 55.6 m² (599 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

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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: Ask Agent

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314650

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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