



Connells

Premier Place
Watford



Property Description

Connells are delighted to bring this well-presented first floor apartment to the market that is situated within a private gated development in West Watford. The property comprises of a spacious open-plan lounge and dining area, a modern integrated fitted kitchen, two well-proportioned bedrooms and a modern bathroom suite. Benefits include private allocated parking, a long lease remaining as well as access to the well-maintained communal gardens.

The property is conveniently located with access to several transport links including Watford Metropolitan Station (10 minute walk) as well as easy access to major road links including the M1, M25, and A41. There are a variety of local shops, reputable schools and Cassiobury Park within walking distance as well as the vibrant Watford Town Centre being a short distance away providing further eateries, amenities, entertainment and recreational facilities.

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

Entrance Hall

Front door, storage cupboard.

Lounge / Diner

Window to side aspect, television point, telephone point, radiator, open plan with kitchen.

Kitchen Area

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

Bedroom One

Window to side aspect, built in wardrobe, radiator.

Bedroom Two

Window to side aspect, radiator.

Bathroom

Window to side aspect, WC, wash hand basin, bath with mixer taps and overhead shower, radiator.

Outside

Parking

Allocated parking space.

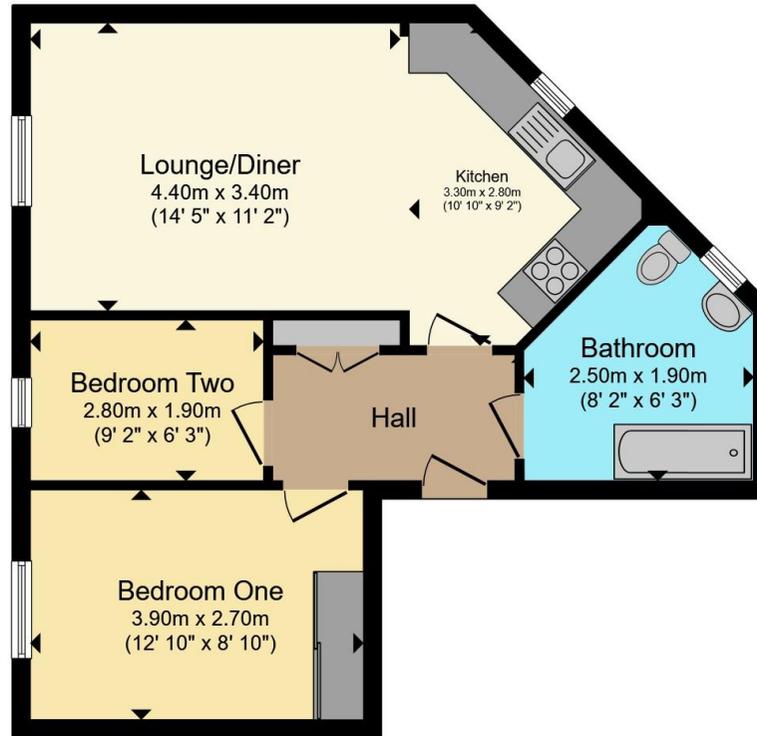
Communal Garden

Well-maintained communal gardens.









Total floor area 52.8 m² (568 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



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: 1497.24

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315135

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. 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.

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Property Ref: WTF315135 - 0002