



**Connells**

Wight House Tolpits Lane  
Watford



# Wight House Tolpits Lane Watford WD18 6GT

for sale  
**£185,000**



## Property Description

Offered for sale CHAIN FREE!! Connells are delighted to offer for sale this apartment in excellent condition, located in a highly sought after area of Watford. Set within well kept communal grounds, within walking distance to Watford Underground Station and Cassiobury Park. Ideally suited for a first time purchase or investment.

## Tenure Information

Date : 8 June 1995

Term : 99 years from 24 December 1994

## Entrance Hall

Storage cupboard.

## Lounge

Windows to rear and side aspect, radiator, telephone and TV point.

## Kitchen

Fitted kitchen comprising of wall and base level units with work surfaces over, stainless steel sink unit, washing machine, fridge/freezer, oven and hob, cooker hood, extractor fan and window to side aspect.

## Bedroom

Window to side aspect and radiator.

## Bathroom

Bath with mixer taps and shower attachment, pedestal wash hand basin, extractor fan, WC, bidet and part tiled walls.

## Exterior

Resident's Parking and well maintained communal grounds.

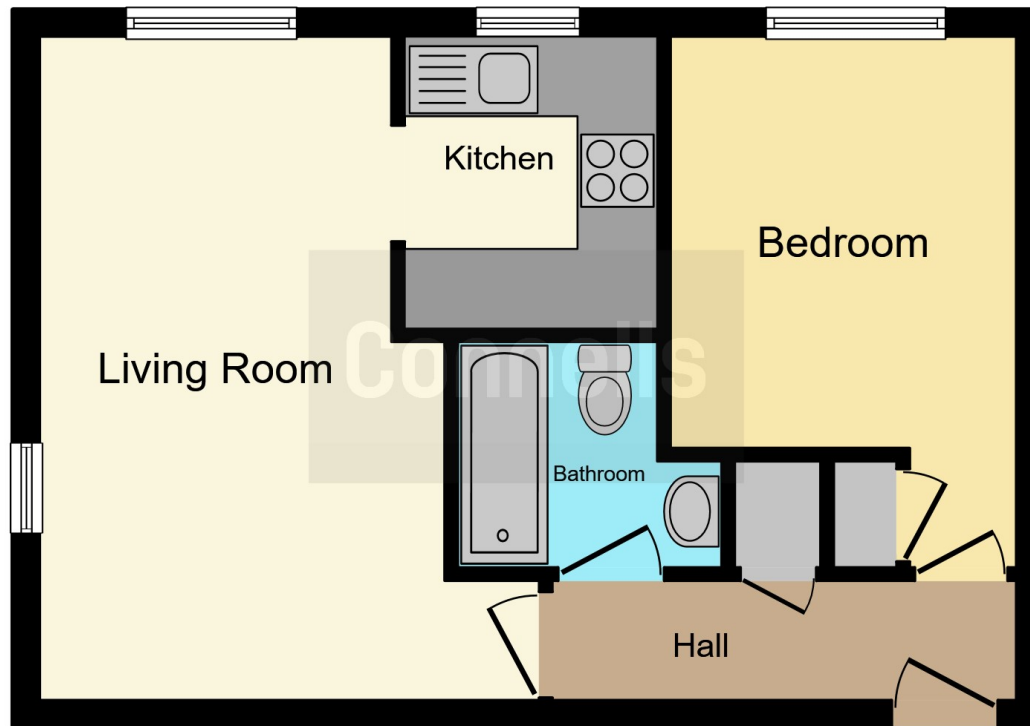












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WTF311526](https://connells.co.uk/Property/WTF311526)**

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure: Leasehold



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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