



Connells

Wellington House Exeter Close
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this well-presented first floor apartment, located within the highly sought-after Reeds development in Watford.

Bright and airy throughout, the property offers a generous reception room, a well-appointed fitted kitchen, two well-proportioned bedrooms, and a bathroom suite. Further benefits include double glazing, ample storage, an allocated parking space, visitor parking, and access to beautifully maintained communal gardens.

An ideal purchase for first-time buyers and investors alike, the property is superbly located within walking distance of Watford Junction Station and offers excellent access to the A41 and M1. Watford High Street and the shopping centre are also just a short distance away, providing a wide range of shops, restaurants, and leisure facilities.

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

Communal Entrance

Door to front aspect, phone entry system, stairs to all floors.

Entrance Hall

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

Lounge

Window to front aspect, television point, telephone point, electric radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric cooker point, extractor hood, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Window to front aspect, built in wardrobe, electric radiator.

Bedroom Two

Window to front aspect, electric radiator.

Bathroom

Bath with mixer taps and overhead shower, glass shower screen, WC, wash hand basin, extractor.

Outside

Communal Gardens

Access to well-maintained communal gardens.

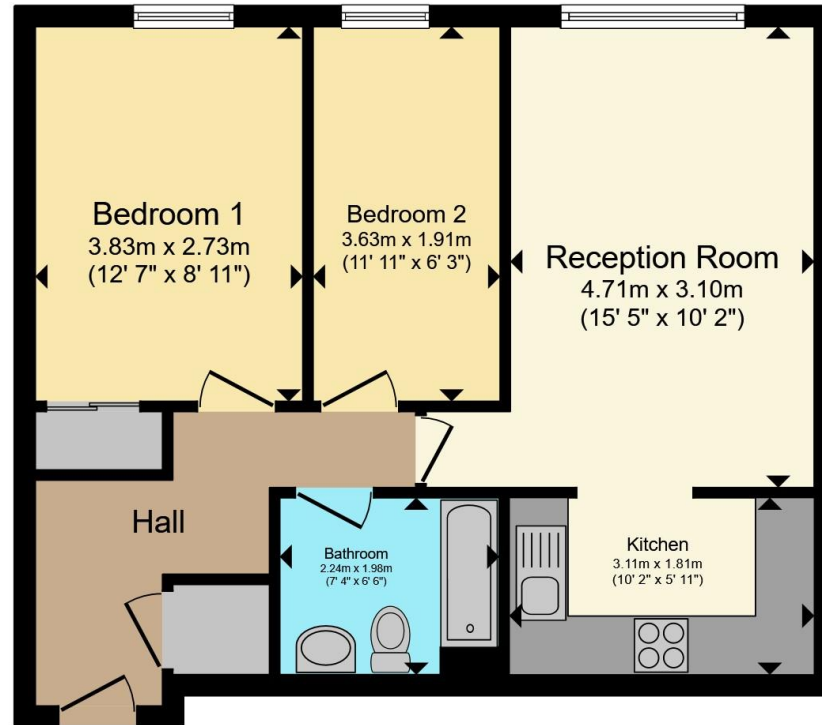
Parking

One allocated parking space and visitors bays.









Total floor area 53.0 m² (570 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

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: D

Service Charge:
 1632.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315273

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1994. 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.

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