



Connells

Norbury Avenue
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this immaculately presented first-floor apartment, ideally situated private gated road within the highly sought-after Reed's development. Offered to the market with no upper chain, this stylish home is perfect for first-time buyers, downsizers, or investors seeking a turnkey property in a prime residential location.

Upon entering the property, you are welcomed by a bright and spacious hallway leading into a sizeable reception room, beautifully finished and featuring a Juliet balcony, a new, modern fitted kitchen, a newly fitted bathroom suite and a generous double bedroom with built-in wardrobes.

Further highlights of this superb home include being refurbished throughout including a new Mega Flow system, as well as new double glazed windows and doors, ensuring improved energy efficiency and peace of mind for prospective buyers. Externally, the property benefits from allocated parking, along with additional visitor bays.

The property is ideally placed for easy access to Watford town centre. The property is located within reach of Watford Junction station, providing fast services into London Euston, and easy access to major road links including the M1, M25, and A41.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Communal Entrance

Phone entry system, letter boxes, stairs to all floors.

Entrance Porch

Door from communal hallway, window to side aspect, meter box, front door.

Entrance Hallway

Front door, phone entry system.

Living Room

Patio doors to side aspect, television point, telephone point, app controlled oil based heaters, door to kitchen.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and newly fitted porcelain tiles to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and space for fridge/freezer.

Bedroom One

Window to side aspect, app controlled oil based heaters, built in wardrobes.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, storage cupboard housing mega flow system and storage, newly fitted porcelain tiles.

Outside

Parking

Allocated parking space & additional visitor bays.

Communal Grounds

Landscaped communal gardens.









Total floor area 46.6 m² (502 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

Connells

To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1800.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315311

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. 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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