



Connells

Pearkes House Fairfield Avenue
Watford

Pearkes House Fairfield Avenue Watford WD19 7EW

for sale
£270,000



Property Description

Connells are delighted to present this beautifully presented one-bedroom second-floor apartment, situated within a modern development in the ever-popular South Oxhey area.

Offering contemporary living throughout, the property features a spacious open-plan kitchen/living area, complete with a stylish fitted kitchen incorporating integrated appliances and ample space for both relaxing and entertaining. French doors lead onto a private balcony with attractive composite decking, creating the perfect outdoor space to enjoy.

The generous double bedroom benefits from fitted wardrobes, while the modern family bathroom is finished to a high standard. Additional features include a convenient utility/storage cupboard, a long remaining lease, and the remainder of the NHBC warranty for added peace of mind.

The property is ideally located close to a range of local amenities, well-regarded schools, and excellent transport connections. Nearby Carpenders Park, Bushey and Hatch End stations provide convenient links into London, whilst the A41 and M1 motorway network are easily accessible for commuters.

This fantastic apartment would make an ideal first-time purchase, investment opportunity, or downsizing option.

Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

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.

Entrance Hall

Front door, phone entry system, utility cupboard, radiator.

Utility Cupboard

Plumbing for washing machine.

Lounge / Kitchen

Window to rear aspect, radiators, television point, telephone point, door to balcony, storage cupboard.

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

Bedroom One

Window to rear aspect, fitted wardrobe, radiator.

Bathroom

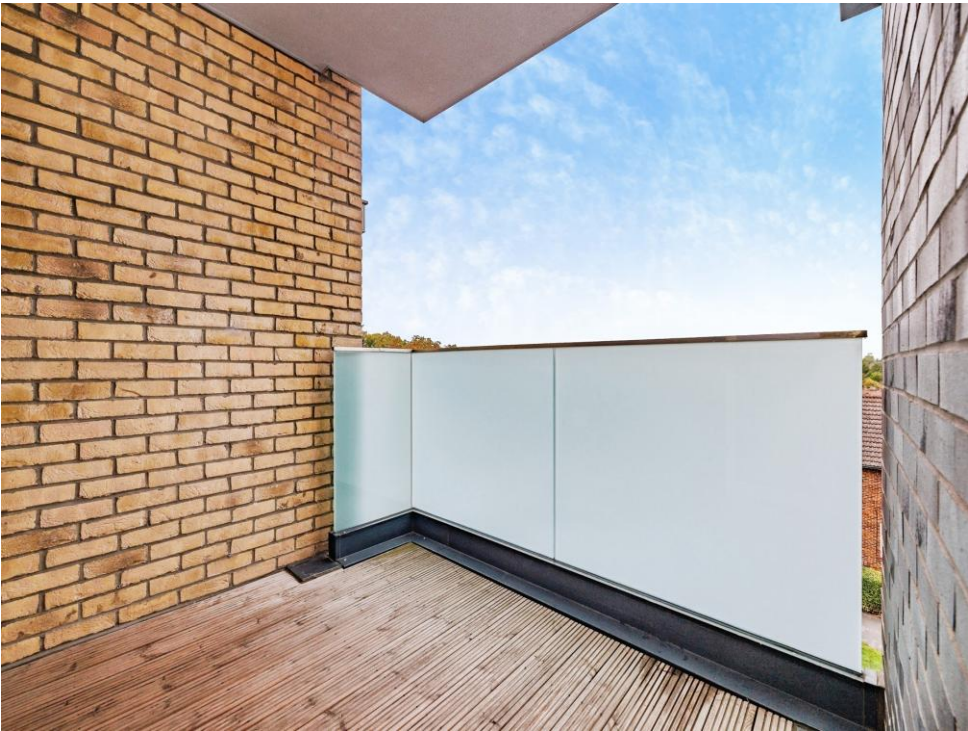
Bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

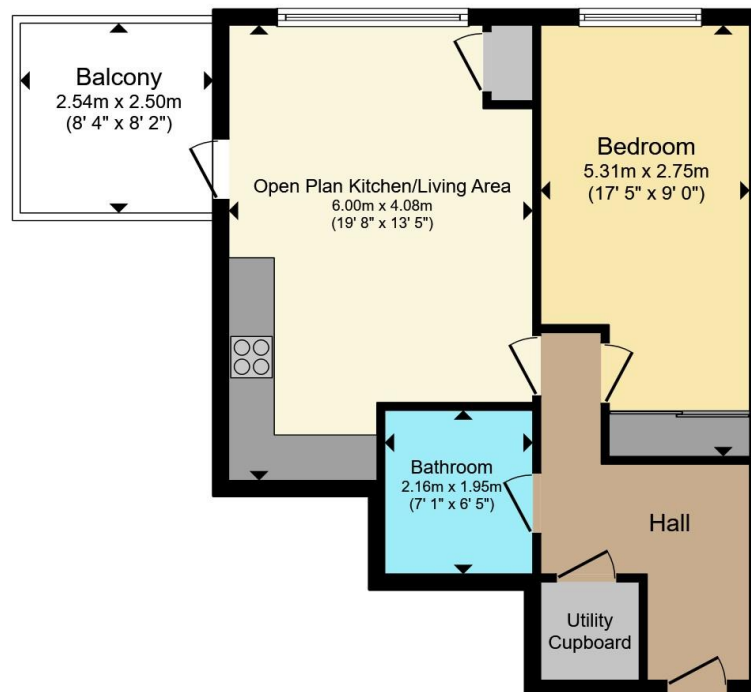
Outside

Balcony

Composite decking.







Second Floor

Total floor area 50.9 m² (548 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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E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1644.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314951

This is a Leasehold property with details as follows; Term of Lease 250 years from 19 Apr 2018. 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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