Connells

Flanders Court St. Albans Road Watford

Flanders Court St. Albans Road
Watford WD17 1BN

for sale
£255,000

Property Description

** NO UPPER CHAIN ** Connells are delighted to present this beautifully maintained second floor apartment, ideally situated within a highly sought-after development in the heart of Central Watford.

This stylish and modern home offers a spacious reception room, a contemporary fully integrated kitchen, two well-proportioned bedrooms and a modern family bathroom. The principal bedroom further benefits from an en-suite shower room, while the property is presented in excellent decorative order throughout.

Additional features include a secure telephone entry system, access to attractive communal gardens, gated underground parking and the added advantage of being offered to the market with no upper chain.

An ideal purchase for first-time buyers, professional commuters and investors alike, the property enjoys an enviable location just moments from Watford Junction Station, providing excellent links into London. Major road connections including the A41, M1 and M25 are also easily accessible. Watford's vibrant town centre, Shopping Centre, restaurants, cafés, leisure facilities and entertainment venues are all within walking distance, making this an exceptional place to live.

Early viewing is highly recommended.

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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, airing cupboard.

Lounge

18' 9" MAX x 14' 4" MAX (5.71m MAX x 4.37m MAX)

Featured curved window offering panoramic views, electric heater, telephone and television point and opening to kitchen.

Kitchen

12' 6" MAX x 5' 11" MAX (3.81m MAX x 1.80m MAX)

Fully fitted kitchen comprising of wall and base units with work surfaces over, window to side aspect, stainless steel sink and drainer, integrated oven, hob, cooker hood, cooker point, integrated washing machine and dishwasher and integrated fridge/freezer.

Bedroom One

18' 11" MAX x 8' 11" MAX (5.77m MAX x 2.72m MAX)

Window to rear aspect, electric heater and built in wardrobes.

En Suite

Shower cubicle, pedestal wash hand basin, WC, extractor fan, heated towel rail and tiled walls.

Bedroom Two

13' 1" MAX x 7' 2" MAX (3.99m MAX x 2.18m MAX)

Window to side aspect and radiator.

Bathroom

Bath with mixer taps with shower over, wash hand basin, low level WC, extractor fan, shaver point, radiator and tiled walls.

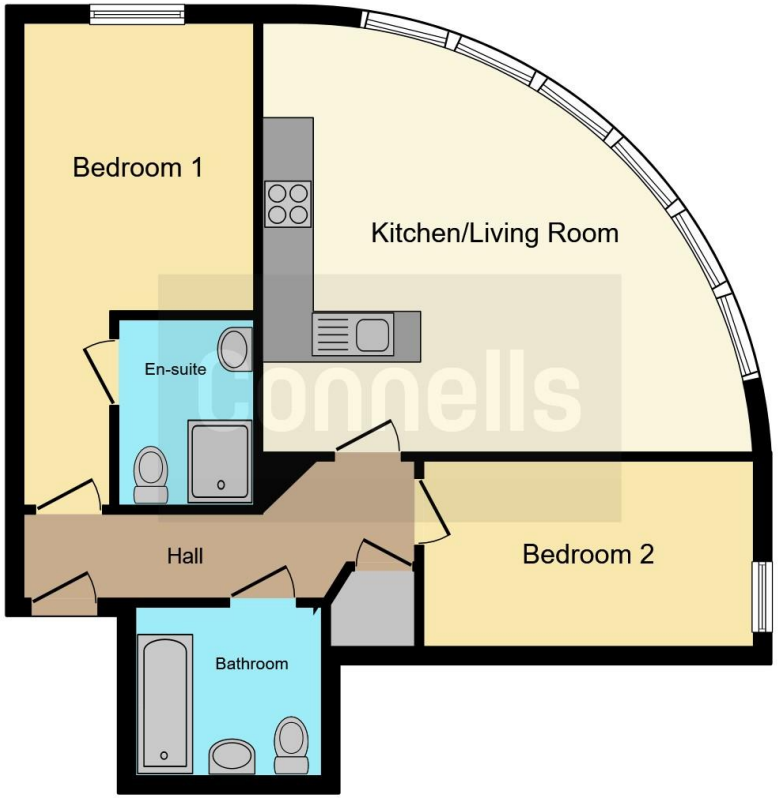
Outside

Parking

Allocated underground parking space.

Communal Gardens

Access to well maintained communal gardens.



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

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: C

Service Charge: 3200.00

Ground Rent: 325.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315501

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. 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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