

Connells

Smith Street
Watford

Smith Street
Watford WD18 0AA

for sale
£280,000







Property Description

** NO UPPER CHAIN ** SHARE OF FREEHOLD **

Connells are delighted to bring this well-presented ground-floor apartment to the market that is situated in Central Watford. The property comprises an open plan reception room with a modern integrated kitchen, two well-proportioned bedrooms and a modern bathroom suite and benefits from ample storage throughout, a private rear garden as well as an allocated off-street parking space.

Ideal for first time buyers, investors and commuters, the property is conveniently located with access to several transport links including Watford High Street & Watford Junction Stations that have direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of nurseries, primary schools and secondary schools within proximity including Watford Girls Grammar School. The property is located on a quiet residential road within the vibrant Watford Town Centre that provides numerous shops, amenities, eateries, entertainment and recreational facilities.

For more 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.

Agents Note

We are advised that the term on the original Lease document is 125 years from 24/12/2012. It should be noted that this does not align with the details showing at land registry, which show the term of the lease on the Register being 25 years from 24/12/2012. The vendor has advised that this anomaly is being raised with their solicitor and will be corrected with land registry during the conveyance process. Interested parties should make further enquiries with the branch and their legal representative.

Entrance

Front door to side aspect.

Living Room / Kitchen

Patio doors to rear garden, television point, telephone point, stairs to hallway.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher, washing machine & fridge/freezer.

Kitchen

Bedroom One

Window to front aspect, radiator.

Bedroom Two

Window to side aspect, radiator.

Bathroom

window to side aspect, bath with mixer taps and shower overhead, WC, wash hand basin, heated towel rail.

Outside

Rear Garden

Parking

One allocated off-street parking space.





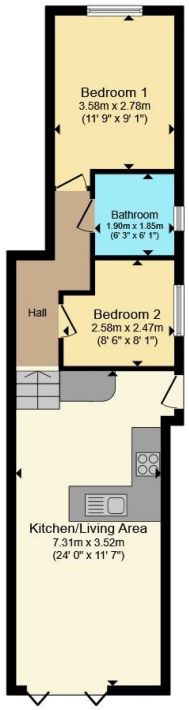












Floor Plan

Total floor area 50.1 m² (540 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315039

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.