

Connells

Wilmington Close
Watford

Wilmington Close
Watford WD18 0AF

for sale guide price
£220,000







Property Description

** NO UPPER CHAIN ** Connells are pleased to bring this well-presented fourth floor apartment to the market that is situated in the heart of Watford Town Centre. The property comprises of a contemporary open plan living accommodation with integrated fitted kitchen, one double bedroom and bathroom suite. Benefits include lift access to all floors, a private balcony, access to well-maintained communal gardens, lobby & bike shed as well as a secure underground allocated parking space.

Ideal for first time buyers, investors and commuters the property is conveniently located with access to several transport links including Watford Junction Station that provides direct links into London Euston as well as Watford High Street & Watford Metropolitan Stations. The vibrant Watford high street and shopping centre is within walking distance providing numbers shops, amenities, eateries, entertainment or 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.

Communal Entrance

Door to front aspect, phone entry system, lobby area, letter boxes, two lifts and stairs to all floors.

Entrance Hallway

Front door, radiator, two storage cupboards, phone entry system.

Lounge/ Dining Area

Window to rear aspect, radiators, television point, telephone point, patio door opening to balcony.

Kitchen Area

Modern integrated fitted kitchen comprising of wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and hob, extractor hood, dishwasher, washing machine and fridge/freezer.

Bedroom One

Window to rear aspect, radiator.

Bathroom

Bath with mixer tap and overhead shower attachment, pedestal wash hand basin, WC, heated towel rail and extractor fan.

Outside

Private Balcony

Parking

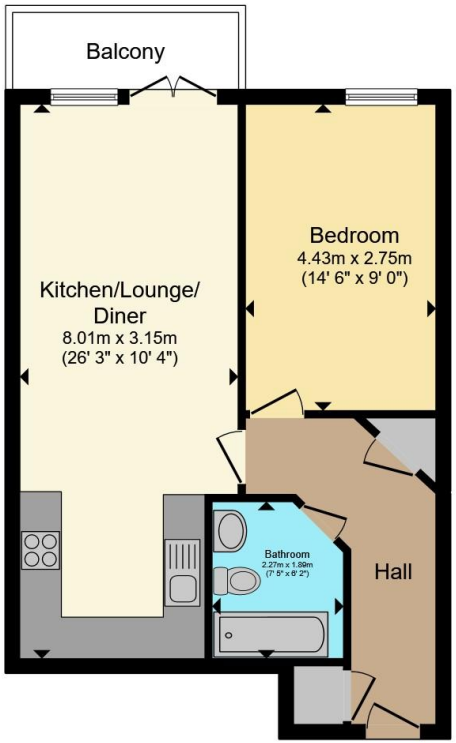
Secure underground allocated parking space.

Communal Spaces

Access to communal lobby, gardens & bike shed.











Total floor area 50.0 m² (538 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: 2287.02

Ground Rent: 455.23

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315138

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.