

Connells

Caledonian Court West Street
Watford

Caledonian Court West Street
Watford WD17 1RY

for sale
£225,000







Property Description

** NO UPPER CHAIN ** Located within a sought-after residential development in the heart of Watford, this well-presented one bedroom second floor apartment offers bright, spacious accommodation and excellent commuter links, making it ideal for professionals.

The property comprises an entrance hall with two useful storage cupboards, a generous living room featuring a bay window, a separate fitted kitchen, a spacious double bedroom and a modern three-piece bathroom suite.

Further benefits include gas central heating, double glazing, a long lease remaining, allocated off-road gated parking and access to well-maintained communal gardens.

The property enjoys a prime central location just a short walk from Watford Junction Station, offering direct services to London Euston in as little as 16 minutes. Watford town centre is also within easy reach, providing an excellent selection of shops, restaurants, cafes and leisure facilities, including Watford Shopping Centre. The property is conveniently positioned for access to the M1, M25 and A41, making it ideal for commuters.

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

Entrance Hall

Living / Dining Room

Kitchen

Bedroom One

Bathroom

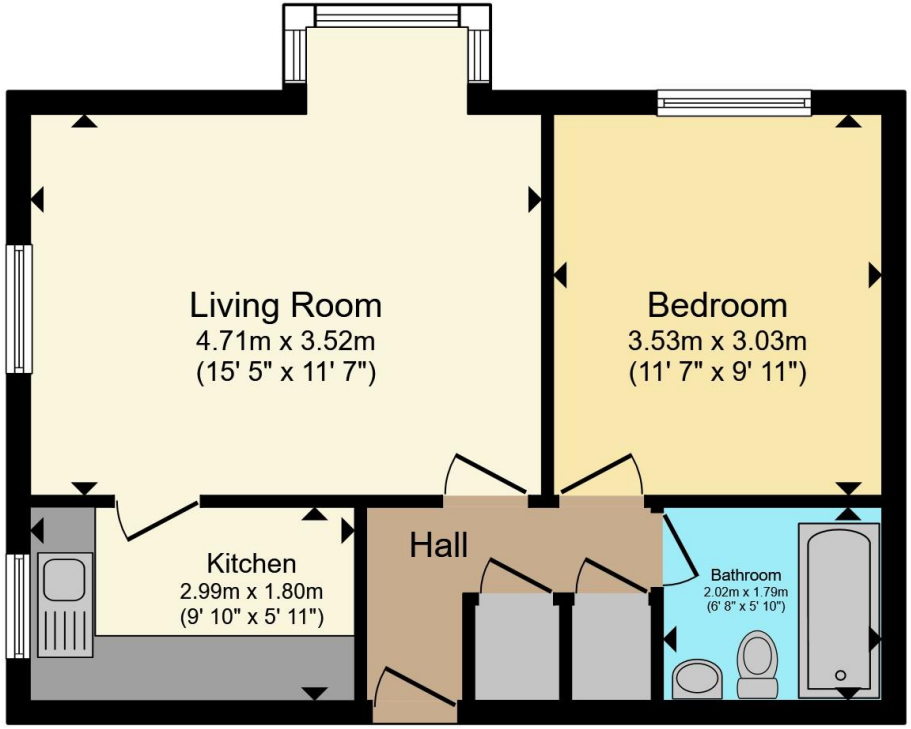
Outside

Communal Gardens

Gated Parking











Total floor area 43.6 m² (469 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

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: 1512.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315617

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.