

Connells

Chester Road
Watford

Chester Road
Watford WD18 0RQ

for sale
£150,000







Property Description

Connells are pleased to bring this basement studio to the market that is situated on a popular residential road in West Watford. The property comprises of a sizeable reception/bedroom, a separate fitted kitchen and a separate bathroom suite. Benefits include being share of freehold with a 150-year lease upon completion and no ground rent or service charges - making this property ideal for first time buyers or investors.

The property is located with access to several transport links including Watford Metropolitan and Watford High Street Station, as well as the A41 and M1 motorways. The property is also close by to the ever-popular Cassiobury Park and Watford Town Centre with its vast array of shops, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease with a term of 150 years will be created with the buyer benefiting from a Share of the Freehold on completion.

The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Entrance Hall

Stairs down to reception/bedroom area, door to kitchen area, electric radiator.

Kitchen Area

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer, stairs rising to bathroom.

Bathroom

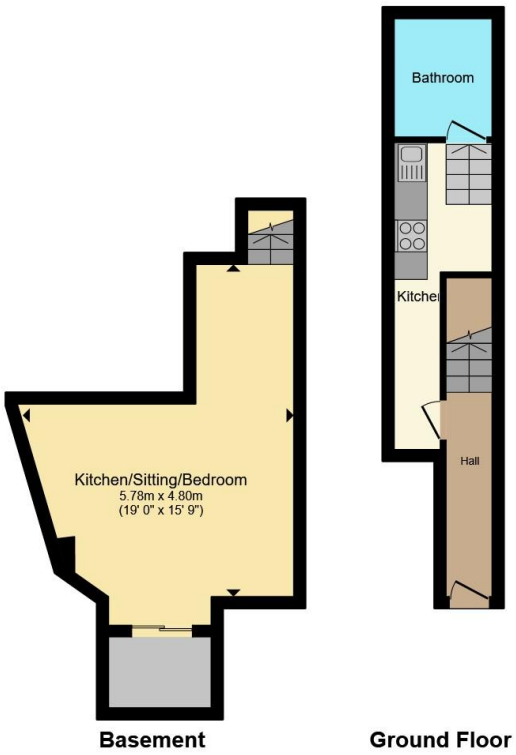
Shower cubicle, WC, wash hand basin, extractor.

Bedroom/Reception Room

Window, electric radiator, storage cupboard/wardrobe.











Total floor area 37.4 m² (403 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: E

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315130

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.