

Connells

Waddington House Tom Lake Way
Watford

Waddington House Tom Lake Way
Watford WD19 7FL

for sale
£375,000







Property Description

Connells are delighted to offer this spacious and well-presented two-bedroom apartment, ideally situated within a popular development in South Oxhey. Offering contemporary accommodation throughout, this fantastic home is perfect for first-time buyers, downsizers and investors alike.

The property features a welcoming entrance hall leading to a bright and impressive open-plan kitchen, living and dining room, providing an excellent space for both everyday living and entertaining. French doors open onto a private balcony, offering an ideal spot to relax and enjoy the outdoors.

The apartment benefits from two generous double bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room. A modern family bathroom and ample storage further enhance the practicality of the home.

The property is conveniently located in South Oxhey, offering excellent access to a range of local amenities including shops, supermarkets, cafes and leisure facilities. Commuters are well served by Carpenders Park Station, providing direct services into London Euston, while nearby road links including the M1, M25 and A41 make travelling further afield straightforward. Residents can also enjoy nearby green spaces, local parks and easy access to Watford Town Centre for an extensive selection of shopping, dining and entertainment options.

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.

Entrance Hall

Kitchen /Living / Dining Room

Bedroom One

En-Suite

Bedroom Two

Bathroom

Outside

Private Balcony

Communal Gardens







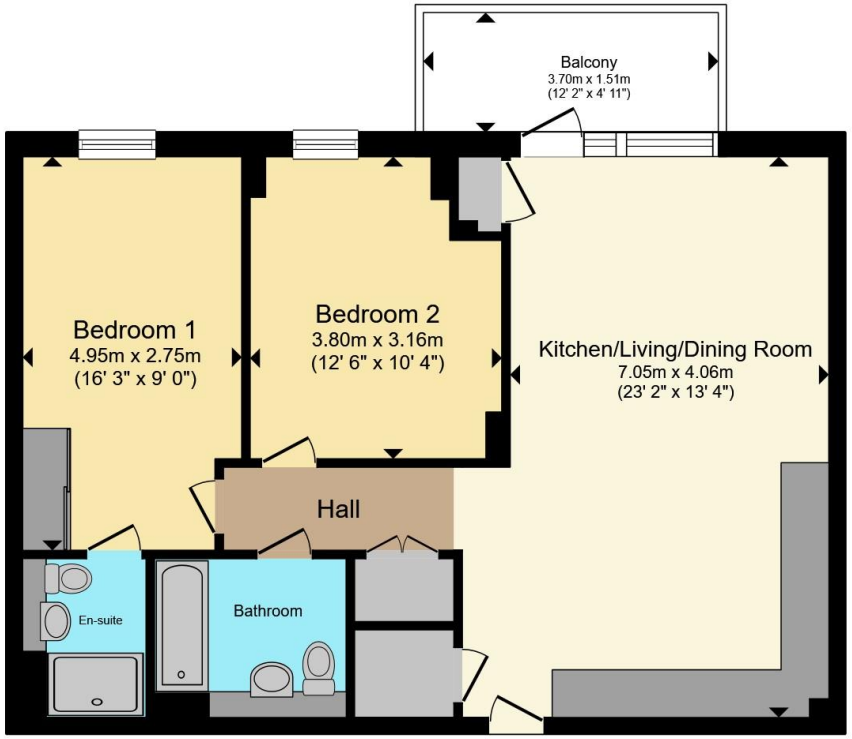












Total floor area 71.3 m² (767 sq.ft.) approx

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: B

Council Tax Band: C

Service Charge: 2844.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315608

This is a Leasehold property with details as follows; Term of Lease 250 years from 18 Nov 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.