

Connells

Wilmington Close
Watford

Wilmington Close
Watford WD18 0FQ

for sale offers in excess of
£335,000







Property Description

Connells are delighted to present this well-presented fifth floor apartment, ideally located in the heart of Watford Town Centre.

The property offers stylish open-plan living, featuring a contemporary fitted kitchen with integrated appliances, a spacious reception area, two well-proportioned bedrooms, and a modern bathroom suite.

Additional benefits include an en-suite to the principal bedroom, lift access to all floors, a private balcony, access to well-maintained communal gardens, a communal lobby, bike storage, and a secure allocated parking space.

Perfect for first-time buyers, investors, and commuters alike, the apartment is superbly positioned with excellent transport links nearby, including Watford Junction Station with direct services into London Euston, as well as Watford High Street and Watford Metropolitan stations. The vibrant town centre is just moments away, offering a wide range of shops, restaurants, leisure facilities, and amenities.

For further 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, storage cupboard, phone entry system.

Lounge/ Kitchen Area

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

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, door to en-suite, radiator.

En-Suite

Shower cubicle, pedestal wash hand basin, WC, heated towel rail and extractor fan.

Bedroom Two

Window to side aspect, fitted wardrobe, 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 allocated parking space.
















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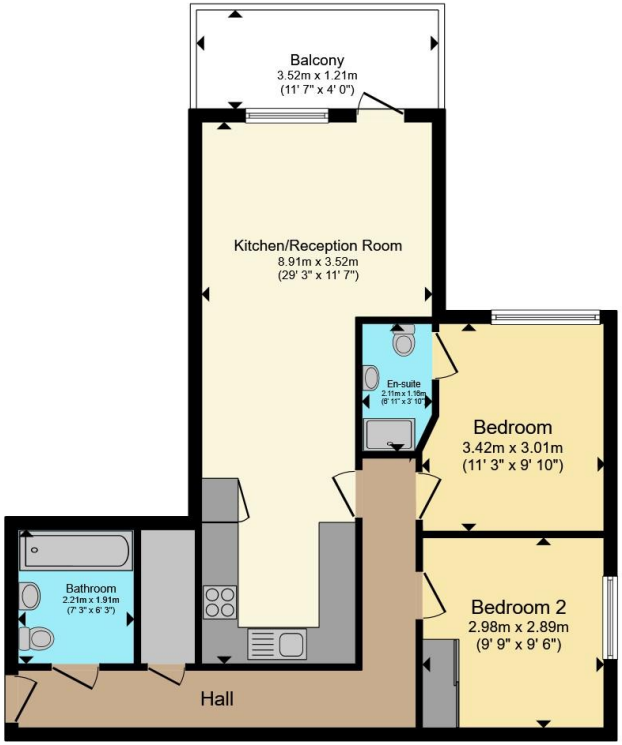

Total floor area 66.3 m² (713 sq.ft.) approx

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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6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: D

Service Charge: 3000.00

Ground Rent: 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315306

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2006. 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.