

Connells

Clock House Wellstones
Watford

Clock House Wellstones
Watford WD17 2AF

for sale
£325,000







Property Description

An exceptional opportunity to purchase a modern and stylish two-bedroom, two-bathroom apartment in the heart of Watford town centre. Located within the recently built (2022) Clock House development, this beautifully designed home offers contemporary living just moments from local amenities and excellent transport links - perfect for first-time buyers or investors.

Set within a secure and well-maintained building with lift access, the apartment features a spacious open-plan living and kitchen area with integrated appliances, sleek finishes, and large windows providing plenty of natural light. The two double bedrooms are well-proportioned, including a master bedroom with en-suite shower room, alongside a modern family bathroom with quality fittings.

Agents Note: Please note that the AML fee covers 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.

Connells are now in receipt of an offer for the sum of £310,000 for Flat 42, Clock House, (Fifth Floor Flat) , Wellstones,Watford,WD17 2AF

Anyone wishing to place an offer on the property should contact Connells, 6, The Parade, High Street, WATFORD, WD17 1AA before exchange of contracts.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance

Security door with fob access, lift to all floors.

Entrance Hall

Front door, entry phone.

Lounge

17' 4" x 10' (5.28m x 3.05m)

Juliet balcony to rear, electric heater

Kitchen

10' x 6' 5" (3.05m x 1.96m)

Fitted kitchen, wall and base units, work surfaces, fridge freezer, electric hob and oven, extractor fan.

Bedroom One

16' 5" max x 9' 6" (5.00m max x 2.90m)

Window to rear and side, eclectic radiator, access to roof terrace.

En Suite

Shower cubicle, wash hand basin, low level WC.

Bedroom Two

13' 2" x 7' 9" (4.01m x 2.36m)

Window to rear, electric heater.

Bathroom

Bath with mixer taps and wall mounted shower, wash hand basin, low level WC.

Outside

Roof Terrace

Access from bedroom one.

Parking

Underground secure parking.

N.B

All services/appliances have not and will not be tested.

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.

















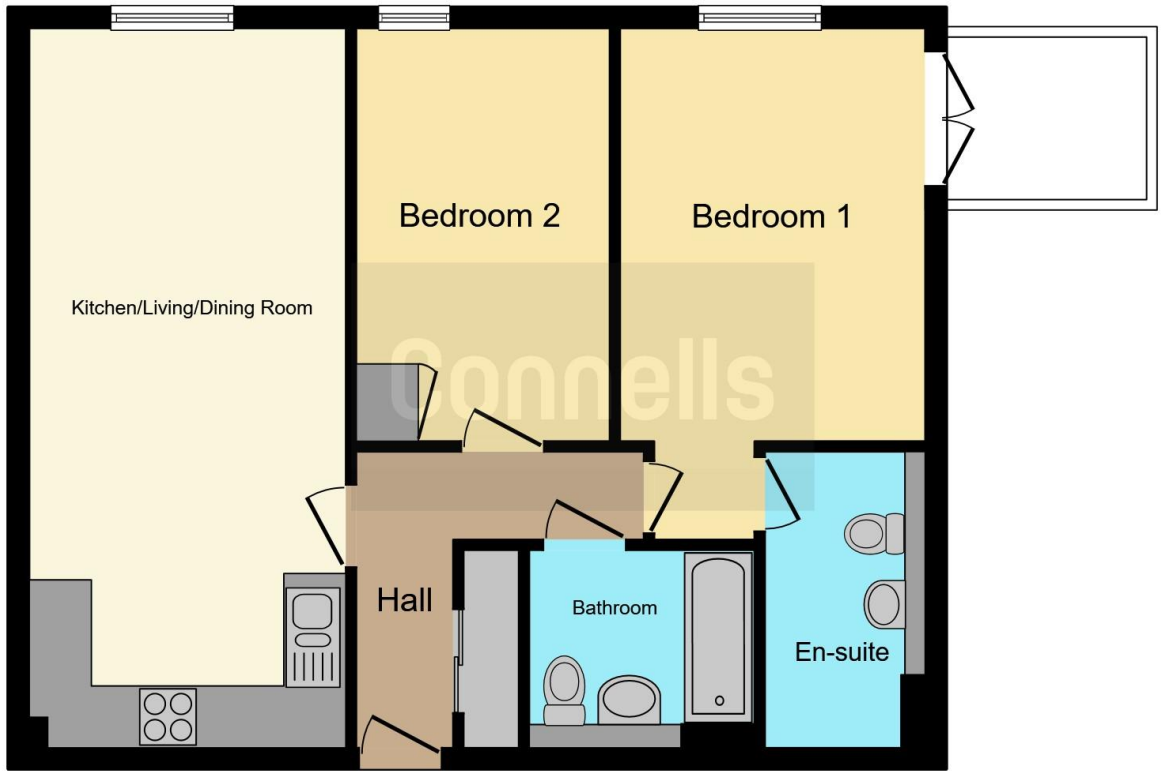

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314213

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.

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.