

Connells

Buxton House Oxhey Drive
Watford

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Watford WD19 7FN

for sale
£375,000







Property Description

Connells are delighted to bring this immaculately presented third floor apartment to the market that is situated in the heart of South Oxhey Central and within a very short walk to all the local amenities, supermarket and local shops.

The property comprises of an open plan living area, which consists of a modern fitted kitchen with integrated appliances, dining area and lounge, two double bedrooms and a modern family bathroom. Benefits include a balcony that boasts views overlooking Carpenders Park, an en-suite to the master bedroom, ample storage, no ground rent, NHBC warranty remaining as well as secure underground allocated parking.

The property is conveniently located for major road links including the M25, M1 and A41 as well as being walking distance to Carpenders Park Overground train station and a short drive to Northwood Metropolitan Line train station. The property is also within walking distance to several schools, Nature walks/Green space/Woodland/Parks.

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

Door to front aspect, storage cupboard housing plumbing for washing machine/dryer, video phone entry point.

Living/Dining/ Kitchen

20' 6" + Door Recess x 14' 2" MAX (6.25m + Door Recess x 4.32m MAX)

Windows to side aspect, door to balcony area, television point, telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and splash backs to complement, sink with drainer, eye-level double oven, electric hob with extractor hood, integrated dishwasher and fridge/freezer.

Bedroom One

13' 3" MAX x 9' 5" MAX (4.04m MAX x 2.87m MAX)

Window to side aspect, fitted wardrobe, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, mirror, shaving point, heated towel rail, extractor.

Bedroom Two

9' 10" x 7' 9" (3.00m x 2.36m)

Window to side aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower,

WC, wash hand basin, vanity mirror unit, shaving point, heated towel rail, extractor.

Outside

Parking

Underground allocated parking.

Balcony

Decking area, railing.

Communal Gardens

Landscaped communal garden/play area.







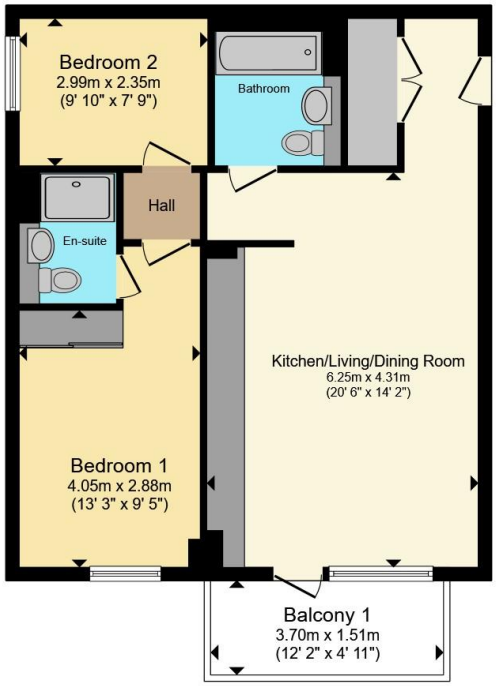









LIDL



Floor Plan

Total floor area 63.7 m² (686 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: B

Council Tax Band: C

Service Charge: 1966.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314982

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

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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.