

Connells

Nightingale House Oxhey Drive
Watford

Nightingale House Oxhey Drive
Watford WD19 7FH

for sale
£249,995







Property Description

** NO UPPER CHAIN ** Connells are delighted to bring this larger than average second floor apartment to the market that is situated on a popular residential area in Carpenders Park. The property comprises of an open plan living area with a fully integrated fitted kitchen, one double bedroom with fitted wardrobes and a modern bathroom suite. Benefits include a separate utility cupboard, a long lease remaining, NHBC warranty remaining (approx. 7 years), a private terraced garden area, access to the communal gardens as well as an underground allocated parking space.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Carpenders Park Station providing services into London as well as the A41 and M1 motorways. This property is also located with access to several local shops and amenities including Lidl supermarket as well as Watford Shopping centre only being a short drive away.

For more information or to book a viewing, please contact Connells today.

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.

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, phone entry system, lifts and stairs to all floors.

Entrance Hall

Front door, phone entry system, storage/utility cupboard.

Utility Cupboard

Plumbing for washing machine.

Lounge / Kitchen

Open plan lounge and kitchen, windows to rear aspect, television point, telephone point, radiator, patio door to private terrace area.

Fitted kitchen comprised of wall and base units with work surfaces to complement,

stainless steel sink with drainer, electric hob with extractor hood, electric double oven, integrated dishwasher and fridge/freezer.

Bedroom One

Window to rear aspect, fitted wardrobes, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity basin, heated hand towel rail, extractor.

Outside

Private Terraced Garden

Communal Gardens

Parking

One underground allocated parking space.







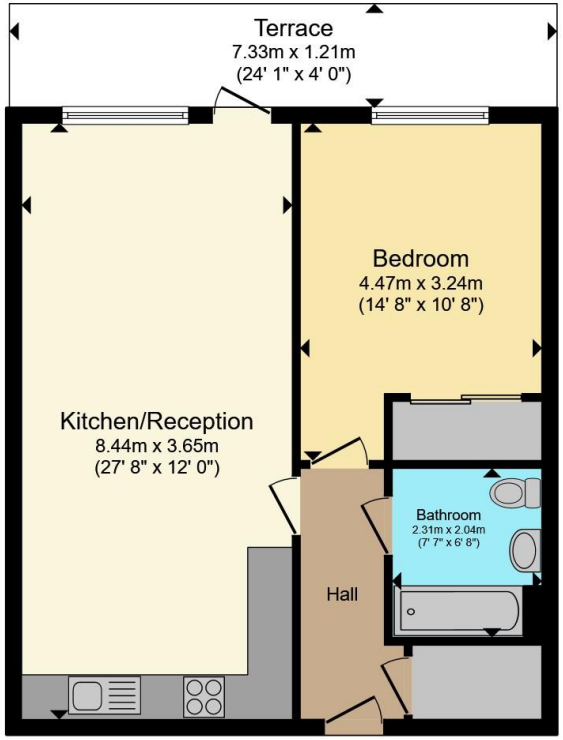












Total floor area 55.8 m² (600 sq.ft.) approx

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: B

Service Charge: 1954.89

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315555

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.