



Connells

Cunningham Way
Leavesden Watford



Property Description

Connells are delighted to market this well-presented one-bedroom top-floor apartment, ideally situated within the sought-after Abbotswood Park Estate. Offering bright, modern accommodation throughout, the property is an ideal purchase for first-time buyers, investors and downsizers alike.

The accommodation comprises a spacious open-plan living and kitchen area, creating a fantastic space for both everyday living and entertaining. The modern kitchen offers a range of fitted units and generous worktop space, while the living area benefits from a Juliet balcony with full height french doors, allowing plenty of natural light.

The property further benefits from a generous double bedroom with a fitted double wardrobe, a contemporary bathroom and a spacious hallway with two large built-in storage cupboards.

Externally, the apartment benefits from an allocated parking space, attractive communal grounds, including a well-kept lawned area next to the building.

Conveniently located close to local shops, amenities, transport links and the popular Warner Bros. Studio Tour London, the property is also a short distance from the award-winning Leavesden Country Park, ideal for those seeking nearby green spaces. With access to Watford Junction, the M1 and M25, it is an excellent choice for commuters.

Lease Information

Ground Rent: £234 per annum
Service Charge: £2,081.28 per annum

Early viewing is highly recommended to fully appreciate all that this fantastic apartment has to offer.

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.





Total floor area 49.8 m² (536 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 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2081.28

Ground Rent:
 234.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103808

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2014. Should you require 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.

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