

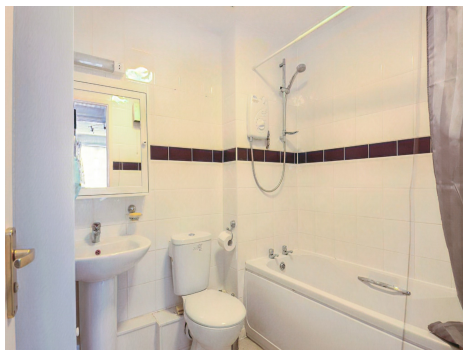


Connells

Badminton House Anglian Close
Watford

Badminton House Anglian Close Watford WD24 4RG

for sale offers in excess of
£280,000



Property Description

Connells are delighted to offer for sale this CHAIN FREE modern purpose built second floor apartment, located within the popular REEDS development and set within stunning communal grounds. Conveniently nestled away in this peaceful development, yet only a short walk to Watford Junction Station and the amenities of the Town Centre.

Benefits include a modern kitchen, bathroom, master bedroom with built in wardrobes, good size second bedroom, storage areas to the hallway and fitted with good quality storage heaters.

Externally the property is set around the Grade II converted orphanage, within beautiful communal grounds and has the additional benefit of secure fob operated allocated parking with visitors bays.

Excellent transport to the surrounding areas and good links to include the M1, M25 and the A41.

The property makes an ideal first time buy/ investment opportunity and excellent for commuting purposes.

Communal Hallway

Front door with secure entryphone system, stairs to all floors.

Entrance Hallway

Front door, storage cupboard, airing cupboard and security entry phone.

Lounge

16' 1" x 13' 2" (4.90m x 4.01m)

Window to rear aspect, storage heater, television point and arch to kitchen.

Kitchen

6' 2" x 10' 4" (1.88m x 3.15m)

Range of wall and base units, single sink and drainer unit, work surfaces, tiling, cooker and hob, extractor, washing machine, slim line dishwasher and fridge/freezer.

Bedroom 1

12' 7" x 8' 9" (3.84m x 2.67m)

Window to rear aspect, laminate floor, built in wardrobes and storage heater.

Bedroom 2

12' 6" x 6' 9" (3.81m x 2.06m)

Window to rear aspect and storage heater.

Bathroom

Bath with mixer taps and shower attachment, wash hand basin, extractor fan, shaver point, WC and part tiled walls.

Exterior

Parking

Secure fob operated allocated parking space with visitor bays.

Communal Gardens

Well maintained gardens set around the Grade II converted orphanage.

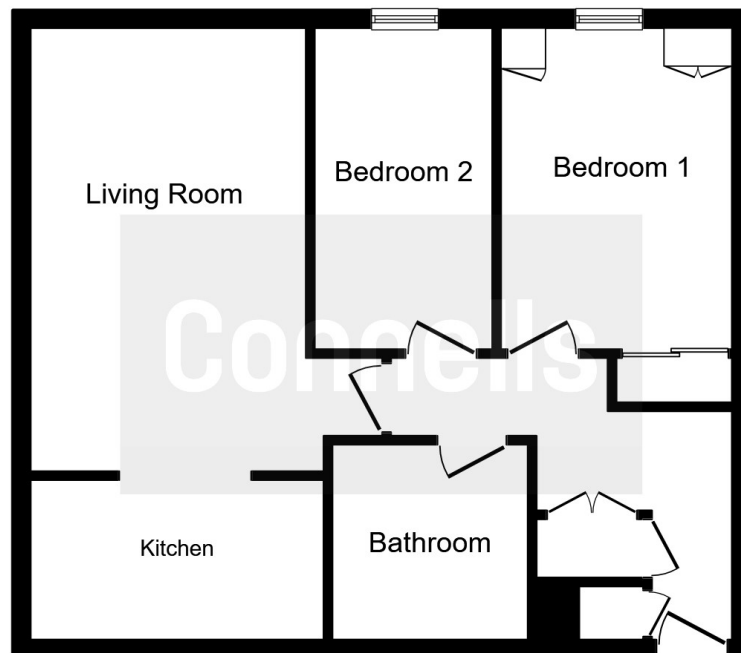
Leasehold Info:

Date : 28 October 1994

Term : 125 years from 1 April 1994







Floor Plan

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).
Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

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WATFORD WD17 1AA

EPC Rating: C

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

view this property online connells.co.uk/Property/WTF309106



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.

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