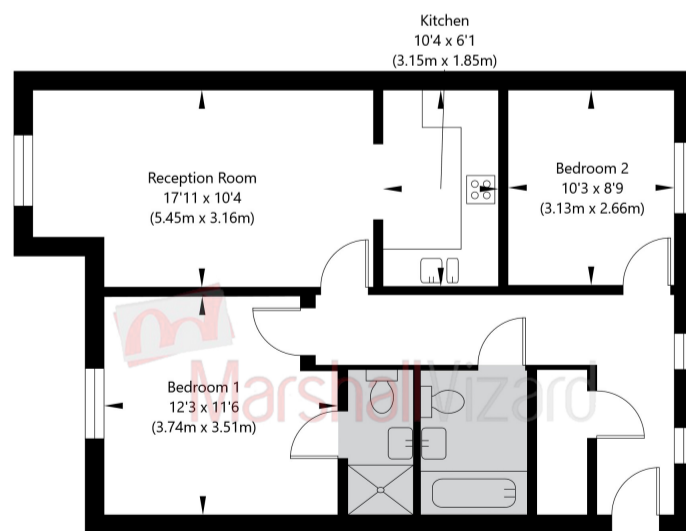




Faraday Court, Franklin Ave, Watford, WD18 6AD

First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 64.8 SQ M / 697 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

APPROXIMATE GROSS INTERNAL FLOOR AREA 64.8 SQ M / 697 SQ FT  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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This first floor, two bedroom, two bathroom apartment is situated in a secure, gated development within a short walk to Watford General hospital and within a mile of Watford Metropolitan Station. The spacious accommodation comprises of an entrance hall, a large living room/dining room, a fitted kitchen, two double bedrooms and two bathrooms. The property comes with a resident and visitor parking permit and the development is set in attractive communal grounds.

Lease length 107 years remaining; Service Charge £2,323.04pa includes water; Ground Rent £250pa; Council Tax Band D £2,236.30

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.
2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.
3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.
4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



## ROOM DESCRIPTIONS

### Entrance Hall

Bright and spacious L-shaped hallway with wood laminate flooring, entry phone system, two windows looking onto the communal gardens, a large storage cupboard, ceiling lights and two radiators.

### Reception Room

3.16m x 5.45m (10' 4" x 17' 11") Wood laminate flooring, two radiators, a large window to the front aspect and ceiling light.

### Kitchen

Fitted kitchen with a range of Beech coloured base and wall level units with contrast work tops, sink / drainer. Integrated oven, hob and extractor hood, washing machine and room for fridge freezer. Valliant Boiler wall mounted in an enclosed cupboard.

### Bathroom

Spacious bathroom with tile effect vinyl flooring, part tiled walls, low level WC, panel bath with mixer tap and shower attachment, enclosed hand wash basin and extractor fan.

### Bedroom One

3.51m x 3.74m (11' 6" x 12' 3") Newly carpeted, radiator, ceiling light, window to front aspect. Door to en suite.

### En-Suite

Part tiled walls, tile effect flooring, low level WC, hand wash basin and shower cubicle.

### Bedroom Two

2.66m x 3.13m (8' 9" x 10' 3") Newly carpeted, radiator, ceiling light, window to rear aspect.