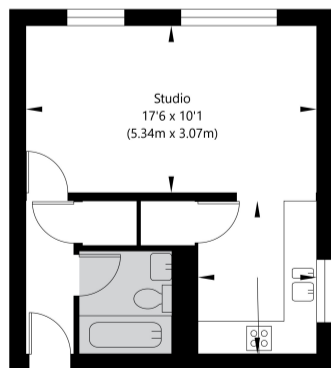




Holm Oak Park, Hagden Lane, Watford, WD18 0XQ


Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 32.2 SQ M / 347 SQ FT



Kitchen
 9'3 x 7'2
 (2.81m x 2.18m)

APPROXIMATE GROSS INTERNAL FLOOR AREA 32.2 SQ M / 347 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



This spacious studio flat is located in a purpose built block and benefits from a share of freehold, a secure gated entrance and is a short walk to the Met Line Station. The accommodation comprises of an entrance hall with large storage cupboard, a spacious open plan living room/bedroom, a modern fitted kitchen and a bathroom. This property would make a super first time buy or rental investment.

Lease: 987 years; Ground Rent: Nil; Service Charge £75.89pcm plus £20 annual admin charge.

Council Tax Band B £1,660.15

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

Carpeted, entry phone system, large storage cupboard and ceiling light.

Studio Room

5.34m x 3.07m (17' 6" x 10' 1") Carpeted, two windows looking onto communal gardens, two ceiling lights, electric wall heater.

Kitchen

2.81m x 2.18m (9' 3" x 7' 2") Wood effect flooring, part tiled walls, base and eye level units, integrated oven, hob and extractor hood, sink/drainage, space for washing machine and fridge, room for a table. Storage cupboard, window to side aspect and ceiling light.

Bathroom

Wood effect flooring, part tiled walls, hand wash basin, panel bath with mixer tap and over head shower attachment, low level WC, heated towel rail, ceiling light and extractor fan.

Parking

Allocated parking space.