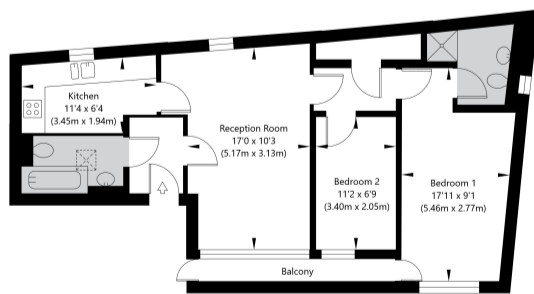




5 James Yard, Watford, WD17 2NT

Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX: 61.14 SQ M / 658 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 61.14 SQ M / 658 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		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(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	



BRAND NEW two bedroom, two bathroom apartment with a separate kitchen in an exclusive five apartment development, just a stones throw from Watford Junction Station and the town centre. This contemporary apartment offers modern living and is accessed via a secure pedestrian gate.

The apartment comprises of an entrance hall with video entry system, a contemporary separate kitchen and living room, two double bedrooms, the main bedroom with en-suite shower room and access to a balcony and a family bathroom. The apartment is set in a private courtyard with secure gated entry, perfect for commuters.

New 125 year lease to be issued on completion.

Service charge £1460pa; Ground rent £250pa; Council Tax Band D £2,134.48

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

Lobby

Lobby area with grey laminate wood effect flooring, video entry system, spotlights and electric wall heater and door to bathroom.

Reception Room

3.13m x 5.17m (10' 3" x 17' 0") Carpeted, large window to front aspect, small window to rear aspect, spotlights electric wall heater and doors to entrance hall, kitchen and hallway.

Kitchen

1.94m x 3.45m (6' 4" x 11' 4") Grey laminate flooring, range of grey base and wall level units, integrated fridge freezer, washer/dryer, dishwasher, electric oven and hob with extractor hood. Window to rear aspect, spotlights and electric wall heater.

Bathroom

2.60m x 1.48m (8' 6" x 4' 10") Tile effect flooring, part tiled walls, floating hand wash basin, panel bath with mixer tap, low level WC, spotlights, shaver point, electric towel heater and window to rear aspect.

Hallway

Carpeted with large storage cupboard containing water tank.

Bedroom One

2.77m x 5.46m (9' 1" x 17' 11") Carpeted, window to front aspect, ceiling light, electric wall heater and doors to en-suite and balcony.

En-Suite Shower Room

1.63m x 2.08m (5' 4" x 6' 10") Tile effect flooring, part tiled walls, floating hand wash basin, walk in shower cubicle, low level WC, electric heated towel rail.

Bedroom Two

2.05m x 3.40m (6' 9" x 11' 2") Carpeted, window to front aspect, ceiling light and electric wall heater.