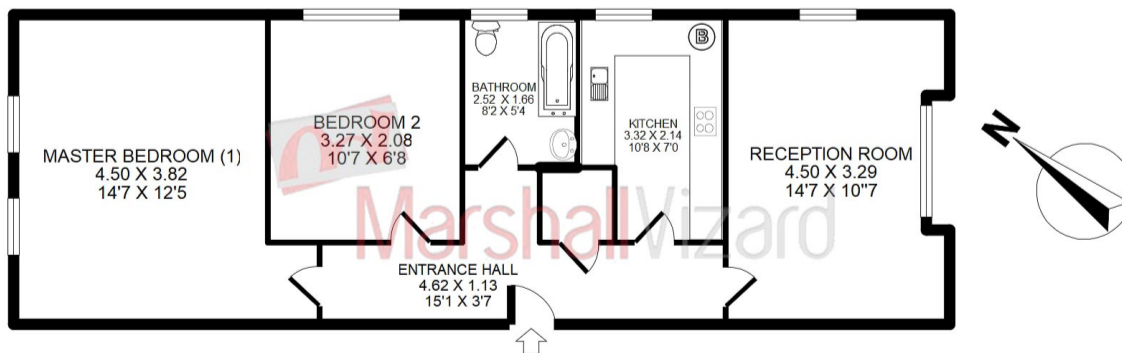




2 BEDROOM GROUND FLOOR FLAT, LOWER HIGH STREET, WATFORD, WD17



TOTAL APPROX INTERNAL FLOOR AREA 55.3M2/595SQ.FT.
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
AND SHOULD BE USED FOR THIS PURPOSE BY
PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	75	77
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



A well-presented, two bedroom retirement flat, located in a quiet corner position on the ground floor of Dyson Court. With gas central heating renewed within the last five years and double glazed windows. The building is surrounded by a well maintained communal garden in a peaceful neighbourhood, situated behind Watford Museum. There is off street parking available for residents and visitors.

Benefits include a laundry room, guest room facilities, spacious residents lounge (with coffee mornings, afternoon tea and bingo). Within walking distance to Watford High Street, it is the perfect location for shops and restaurants.

Available as part of the affordable home ownership scheme: You only pay 70% of the open market value. The 30% share not purchased is a 'payment discount' which is locked into the property. Owners do not pay any rent to Home Group on the percentage not purchased, but they must pay a service charge (£748.81 per quarter**)

*This represents a 70% share of the full open market value of £192,858

**This includes: Management charge, service charge, building insurance charge, building fund and sinking fund. Service charges are reviewed annually.

Applicants must be aged 60 or over, must be able to live independently without any care or support, must have sufficient funds to purchase the 70% outright and must be approved by the Management Company.

The purchase price is fixed at £135,000

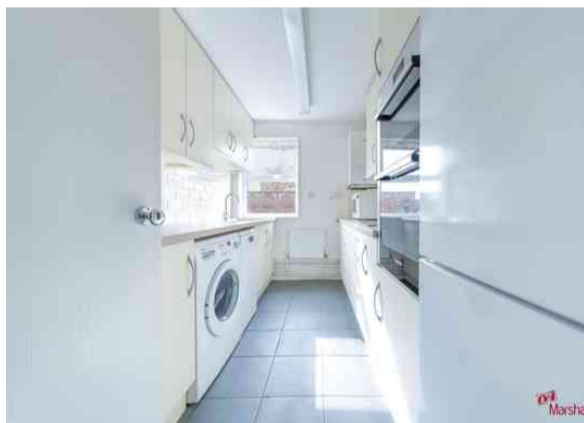
Tenure: Leasehold, Lease: 99 years Surrender & Regrant, Years remaining on lease: 99 approx, Local Authority: Watford Borough Council, Council Tax Band: B, EPC Rating: D (68)

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

Vinyl flooring, ceiling light, radiator, large storage cupboard, entry phone system.

Living Room

4.50m x 3.29m (14' 9" x 10' 10") Carpeted, two windows to side and front aspect, two ceiling lights, radiator, double glazing.

Kitchen

3.32m x 2.14m (10' 11" x 7' 0") Modern fitted kitchen with Bosch Appliances refurbished within the last 5 years, wall mounted Worcester Bosch boiler, integrated electric hob and oven/grill, space for fridge/freezer, washing machine and dishwasher. Sink with drainer, window to side aspect, radiator, tiled floor, part tiled walls, ceiling light, range of wall and base level units and work surfaces,

Bathroom

2.52m x 1.66m (8' 3" x 5' 5") Modern bathroom, refurbished within the last 5 years, vinyl flooring, fully tiled walls, sink with vanity unit, low level WC, panel, walk in bath with mixer tap and shower attachment plus wall mounted shower with separate mixer tap, window to side aspect, ceiling light.

Bedroom One

4.50m x 3.82m (14' 9" x 12' 6") Carpeted, two windows to rear aspect, radiator and ceiling light.

Bedroom Two

3.27m x 2.08m (10' 9" x 6' 10") Carpeted, window to side aspect, ceiling light.

Communal Terrace and Gardens

Well maintained gardens and outside seating area.