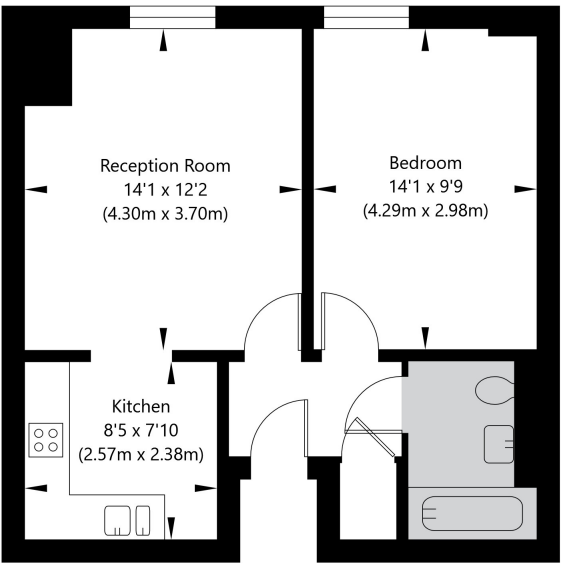




Edison Court, Franklin Ave, Watford, WD18 6AB

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 44.84 SQ M / 483 SQ FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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 44.84 SQ M / 483 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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**\*\*CHAIN FREE AND PRICED TO SELL\*\*** This spacious and bright one bedroom, ground floor apartment is situated on a modern gated development with plentiful parking. The accommodation comprises of an entrance hall, fitted kitchen, large living room, double bedroom and modern bathroom. The flat is located close to Watford General Hospital, Watford Met Line Station and Watford Town Centre. In addition the apartment benefits from gas central heating plus resident and visitor parking permits. Viewing is highly recommended.

Council Tax Band C £2,083.01

Lease Length: 125 years from 2006; Service Charge £2,258pa inc water; Ground Rent £255pa

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 a representation or warranty in relation to this property.

ROOM DESCRIPTIONS

**Entrance Hall**

Carpeted, ceiling light, entry phone, large storage cupboard, radiator.

**Reception Room**

3.70m x 4.30m (12' 2" x 14' 1") Carpeted, ceiling light, radiator, window to rear aspect.

**Kitchen**

2.38m x 2.57m (7' 10" x 8' 5") Tile effect flooring, part tiled walls, range of wall and base level units with contrast worktops, one and a half sink drainer, integrated gas hob/oven plus extractor hood and washer/dryer, space for fridge/freezer, ceiling light, radiator, glow worm boiler in cupboard.

**Bedroom**

Carpeted, radiator, window to rear aspect.

**Bathroom**

Tile effect flooring, part tiled walls, panel bath with mixer taps and over head shower, hand wash basin, low level W/C, radiator, ceiling light, extractor fan.

**Parking**

Secure gated parking with permits for a resident and visitor.