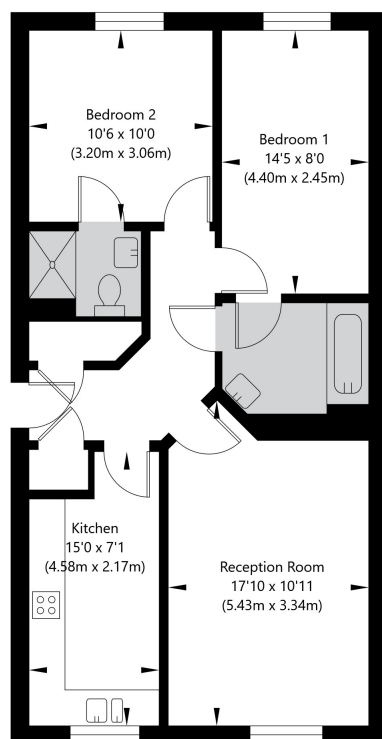




LPriory Fields, Watford WD17 4YP

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 65.73 SQ M / 708 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 65.73 SQ M / 708 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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This exclusive, two double bedroom, second floor apartment, is located in a highly desirable, no through road, in Nascot Wood, very close to Nascot Wood Schools and a short walk to Watford Junction Station. The apartment has two double bedrooms, two bathrooms, a spacious living room, and a modern fitted kitchen. In addition, there is an allocated parking space and visitor parking available, plus it is set within attractive communal grounds and is sold with no onward chain.

Lease Length 155 years from 2006 (136 years remaining); Service Charge £1,077 for 6 months; Ground Rent £137.50 for 6 months

Council Tax Band D £2,343.38

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, electric wall heater, two storage cupboards, video entry phone system.

**Kitchen**

2.17m x 4.58m (7' 1" x 15' 0") Tiled flooring, range of Beech effect wall and base level units with contrast worktops, one and half sink drainer, integrated washing machine, fridge freezer, electric hob, oven and extractor fan, electric wall heater, ceiling light, window to rear aspect.

**Reception Room**

3.34m x 5.43m (10' 11" x 17' 10") Carpeted, two ceiling lights, two electric wall heaters, window to rear aspect.

**Ensuite Shower Room**

Tiled flooring, part tiled walls, walk in shower cubicle, hand wash basin with vanity storage, low level W/C, heated towel rail, ceiling light and extractor fan.

**Bedroom Two**

3.06m x 3.20m (10' 0" x 10' 6") Carpeted, ceiling light, electric wall heater, window to front aspect.

**Bathroom**

Tiled flooring, part tiled walls, panel bath with mixer tap, hand wash basin with vanity storage, low level W/C, heated towel rail, shaver point, extractor fan, door to bedroom.