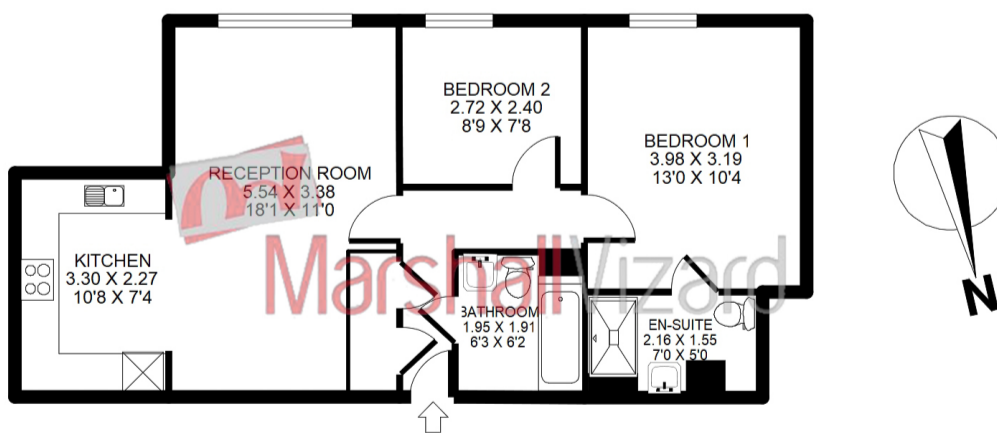




2 BEDROOM 1ST FLOOR APARTMENT "SILAS COURT", WATFORD, WD16



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	80	80
(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	

TOTAL APPROX INTERNAL FLOOR AREA 58.0SQ.M/624SQ.FT.  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
 SHOULD BE USED FOR THIS PURPOSE BY  
 PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.





This first floor, two bedroom, two bathroom apartment, is situated in a highly desirable development just off of Church Road and in the heart of Nascot Village, it is within easy reach of Watford Junction Station and local shops. Silas Court is situated in the private, gated, Willow Grange Development which has a residents gymnasium and attractive communal grounds. The accommodation comprises of two bedrooms, two bathrooms, a living room and a modern fitted kitchen. The property has video entry phone system, an allocated parking space and visitor bays. In addition it is being sold with no upper chain.

Lease length 157 years from 1st February 2008

Ground Rent £325pa

Service Charge for six months £1,236.46 (most recent)

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

### Master Bedroom 1

Window to rear aspect, wood effect flooring, ceiling light, radiator,

### Ensuite Shower Room

Tiled walk in shower, low level W/C, hand wash basin and vanity unit, spot lights, heated towel rail, tile effect vinyl flooring.

### Bedroom 2

Window to rear aspect, wood effect flooring, radiator, ceiling light.

### Hallway

Video entry phone system, two spacious storage cupboards and ceiling light.

### Living Room

Window to rear aspect, wood effect flooring, radiator, two ceiling lights, room for dining table.

### Kitchen

Tile effect vinyl flooring, wall and base level units, work tops above. Integrated hob and oven, extractor hood, fridge freezer, dishwasher, washing machine, sink and drainer, par tiled walls, spot lights.

### Bathroom

Tile effect vinyl flooring, part tiled walls, spot lights. Heated towel rail, panel bath and mixer tap, hand wash basin and vanity unit, low level W/C, extractor fan and shaver point.

### External

One allocated parking space and visitors bay.