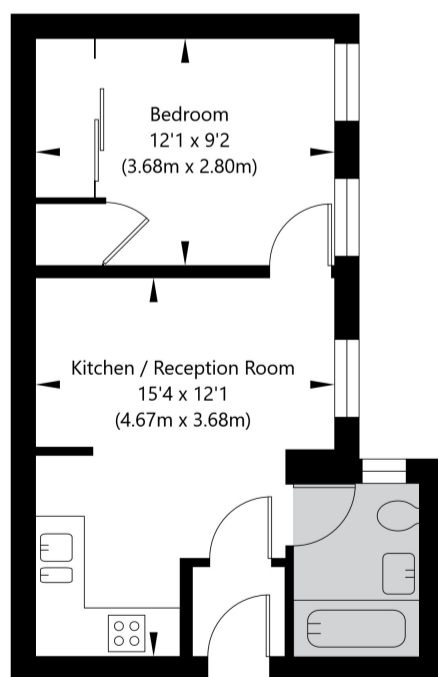





North West, Woodford Road, Watford, WD17 1BH

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 30.27 SQ M / 326 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

APPROXIMATE GROSS INTERNAL FLOOR AREA 30.27 SQ M / 326 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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This modern first floor, one bedroom apartment is ideal for the commuter, located just a stones throw from Watford Junction Station and the town centre. The accommodation includes an open plan Living Room/Kitchen, a fully equipped fitted kitchen, a double bedroom, and a modern bathroom. The building benefits from a lift.

Lease: 125 years from 1 September 2007; Service Charge £816 pa; Ground Rent £250 pa.

Council Tax Band C £1987.82

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 Lobby

Carpeted, light

Open Plan Reception Room/Kitchen

3.68m x 4.67m (12' 1" x 15' 4")

Kitchen:-

Wood effect flooring, range of white gloss wall and base level units, integrated washing machine, electric hob/oven and extractor hood, worktop space with sink/drainage, space for fridge/freezer, spotlights.

Reception Room:-

Carpeted, electric wall heater, spotlights, entry phone system, window to side aspect.

Bedroom

2.80m x 3.68m (9' 2" x 12' 1") Carpeted, electric wall heater, fitted wardrobes, ceiling light, cupboard with hot water cylinder, two windows to side aspect.

Bathroom

Tiled flooring, part tiled walls, panel bath with mixer tap and overhead shower attachment, hand wash basin with vanity storage, low level W/C, spotlights, extractor fan, heated towel rail, window to side aspect.