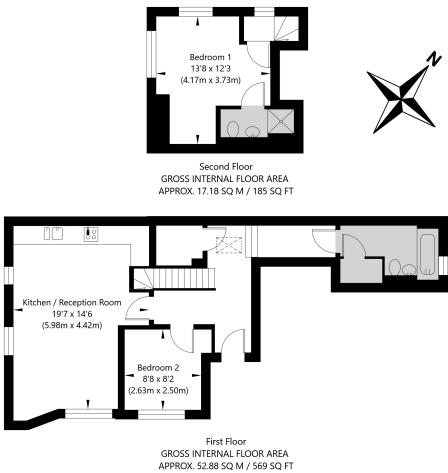




4 James Yard, Watford, WD17 2NT



APPROXIMATE GROSS INTERNAL FLOOR AREA 70.06 SQ M / 754 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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	





BRAND NEW DUPLEX, two bedroom, two bathroom apartment, in an exclusive five apartment development, just a stones throw from Watford Junction Station and the town centre. This contemporary apartment offers modern, open plan living and is accessed via a secure pedestrian gate.

The apartment comprises of a ground floor with spacious entrance hall, large storage cupboard, a modern open plan kitchen/living room, double bedroom and bathroom, stairs lead to the first floor, where you will find the master bedroom with en-suite shower room. The apartment is set in a private courtyard with secure gated entry, perfect for commuters.

New 125 year lease to be issued on completion.

Service charge £1460pa; Ground rent £250pa

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 of give an representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Entrance Hall

A spacious entrance hall, with grey laminate, wood effect flooring, large storage cupboard, video entry system, spotlights and electric wall heater. Separate doors lead to bedroom two, the open plan kitchen/reception room and the bathroom and there is a stairway to the first floor.

Open Plan Kitchen/Reception Room

4.42m x 5.98m (14' 6" x 19' 7")

Kitchen:-

Grey laminate flooring, range of grey and white base and wall level units, sink/drainер, integrated fridge freezer, washer/dryer, dishwasher, electric oven and hob with extractor hood. Windows to front aspect, spotlights and space for table.

Reception Room:-

Carpeted, window to front aspect, electric wall heater, spotlights and door to entrance hall.

Bedroom Two

2.50m x 2.63m (8' 2" x 8' 8") Carpeted, window to front aspect, ceiling light and electric wall heater.

Bathroom

3.19m x 1.87m (10' 6" x 6' 2") Tile effect flooring, part tiled walls with quartz shelf, floating hand wash basin, panel bath with mixer tap, shaver point, low level WC, spotlights, electric towel heater and window to side aspect and door to water tank cupboard.

Stairway to First Floor

Master Bedroom

4.17m x 3.73m (13' 8" x 12' 3") Carpeted, window to front aspect, ceiling light and electric wall heater. Door to en-suite.

En-Suite Shower Room

2.35m x 1.13m (7' 9" x 3' 8") Tile effect flooring, part tiled walls and quartz shelf, floating hand wash basin, walk in shower cubicle, low level WC, electric heated towel rail, window to front aspect.