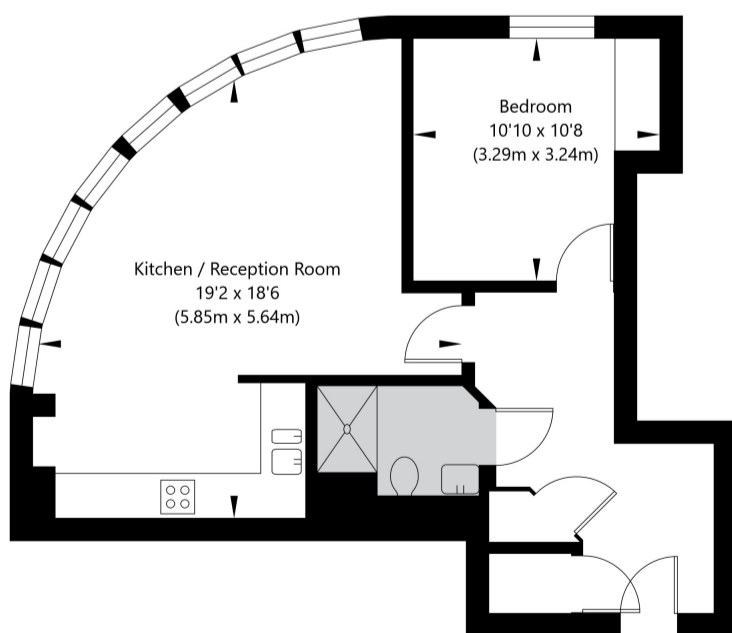




St. Albans Road, Watford WD17 1BN

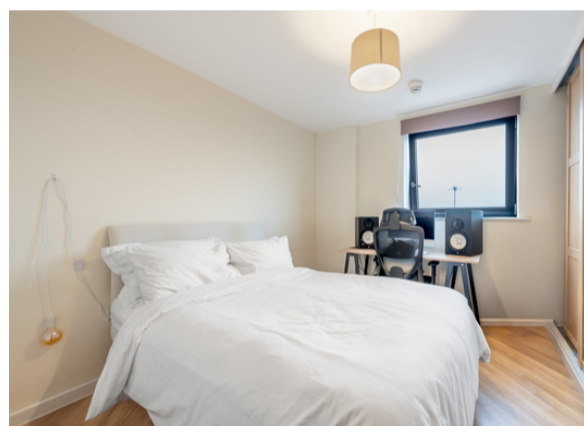
Sixth Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 50.45 SQ M / 543 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(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 50.45 SQ M / 543 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****This stunning, one bedroom apartment is on the sixth floor of the popular Flanders Court development in central Watford. The property has a spacious open plan kitchen / living area, floor to ceiling "theatre windows" which offer views of Watford and a modern bathroom. Positioned ideally for Watford Junction Station and Watford Town Centre with many shops, restaurants and cafes. The building has a lift and there is an allocated underground parking space.

Council Tax Band C - £1987.82

Lease 125 years from 01/01/2009 Service Charge £2,200pa Ground Rent £225pa

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

Laminate effect wood flooring, two storage cupboards, ceiling light, electric heater, entry phone.

Bedroom

3.24m x 3.29m (10' 8" x 10' 10") Laminate effect wood flooring, fitted wardrobes, electric heater, ceiling light, window to side aspect.

Open Plan Reception Room / Kitchen

5.64m x 5.85m (18' 6" x 19' 2")

Reception Room:-

Wood effect laminate flooring, ceiling light, two electric heaters, space for dining table, floor to ceiling "theatre windows".

Kitchen:-

Wood effect laminate flooring, range of grey wall and base units with contrast worktop, part tiled walls, spotlights, integrated fridge/freezer, washing machine, dishwasher, electric oven/hob and extractor fan.

Bathroom

Wood effect laminate flooring, part tiled walls, hand wash basin, low level W/C, shaver point, shower cubicle, ceiling light, heated towel rail.

Parking

Allocated underground parking space.