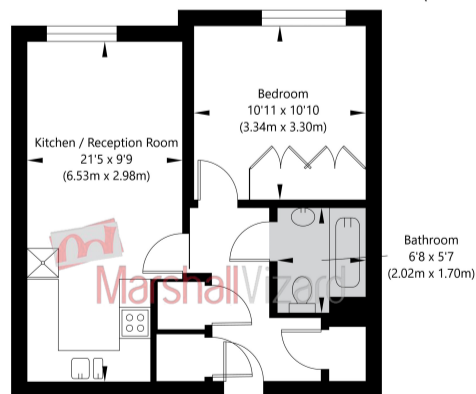




College Yard, Gammons Lane, Watford WD24 6BQ

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX: 43.37 SQ M / 467 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 43.37 SQ M / 467 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) A		
(81-91) B		
(69-80) C	80	80
(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



This one bedroom, first floor apartment, is within the grounds of a converted Victorian School House and is a secure gated development, with allocated residents parking, visitors bays and pretty communal gardens. It is in close proximity to Watford Junction Station and local amenities. The apartment has a spacious entrance hall, open plan reception room/kitchen, double bedroom with fitted wardrobes, a modern bathroom, gas central heating and is situated within well maintained communal gardens. The property comes to the market chain free.

Lease length 105 years remaining (125 years from 2003); Service Charge; approx £3,000pa inc gas and water; Ground Rent £250pa

Council Tax Band C £1808.63

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



ROOM DESCRIPTIONS

Entrance Hall

Spacious with Amtico wood effect flooring, video entry phone system, three large storage cupboards (one housing the boiler), radiator.

Open Plan Reception Room/Kitchen

2.98m x 6.53m (9' 9" x 21' 5")

Reception Room:-

Amtico wood effect flooring. wall lights, radiator, window to courtyard garden.

Kitchen:-

Amtico wood effect flooring, part tiled walls, range of Beech coloured base and wall units, ample work top space, one and a half sink drainer, integrated oven with gas hob and extractor hood, space for washing machine and fridge/freezer

Bedroom

3.30m x 3.34m (10' 10" x 10' 11") Amtico wood effect flooring, fitted wardrobes, wall lights, radiator window to courtyard garden.

Bathroom

1.70m x 2.02m (5' 7" x 6' 8") Tiled flooring, part tiled walls, low level W/C, hand wash basin, panel bath with mixer taps, shower attachment, shaver point, radiator, spotlights, wall light, extractor fan.