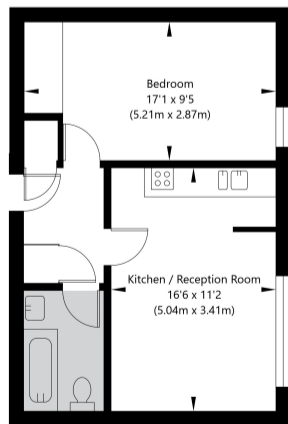




Alexandra Court, Anglian Close, Watford, WD24 4RR

First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 42.04 SQ M / 453 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 42.04 SQ M / 453 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





This characterful one bedroom first floor apartment is situated on the popular Reeds Development, which was converted from the original Victorian Orphanage buildings. The property has many original features, including high ceilings and sash windows throughout. The living room is open plan to the kitchen and has sash windows offering a view of the grounds, there is a double bedroom and modern bathroom. An attractive communal entrance hall has a mosaic tiled floor and sweeping staircase. The building is set in well maintained grounds with allocated residents parking plus visitor parking bays. It is a short walk from Watford Junction Station and Watford Town Centre. This property is ideal for a first time buyer or Buy To Let investor.

Council Tax Band C £1897.32

Service Charge £933.11 (for six months from 01.10.23 - 31.03.24);  
Lease Length 125 years from 1st April 1994; Ground Rent - £200pa

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

### Communal Entrance Hall

With staircase and mosaic flooring.

### Entrance Hall

Carpeted, entry phone system, ceiling light, storage heater, access to loft, storage cupboard and cylinder cupboard.

### Open Plan Kitchen/Reception Room

3.01m x 5.04m (9' 11" x 16' 6") Reception Room:-

Carpeted, with high ceilings, sash windows to front aspect, two storage heaters and wall lights.

### Kitchen:-

Range of base and wall units, part tiled walls, one and a half sink / drainer, integrated oven, hob and extractor hood, plumbing for washing machine, space for fridge freezer and vinyl flooring.

### Bedroom

2.87m x 5.21m (9' 5" x 17' 1") Carpeted, ceiling light, built in wardrobes, sash window to the front aspect, storage heater.

### Bathroom

1.65m x 2.49m (5' 5" x 8' 2") Tile effect flooring, part tiled walls, panel bath, low level W.C, hand wash basin, extractor fan, shaver light with power point.

### Communal Grounds

The property is set within attractive and well maintained communal gardens with allocated residents parking and visitors parking bays.