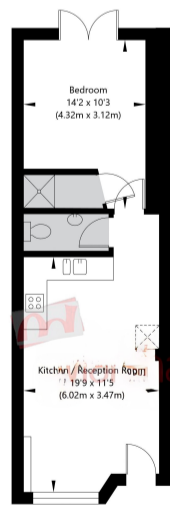




Leavesden Rd, Watford, WD24 5EG



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 37.94 SQ M / 408 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		73
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This one bedroom, ground floor flat is situated within walking distance of Watford Junction station. The property comprises of an open plan reception room and kitchen, shower room, separate W/C, and double bedroom with French doors that open onto the small private garden with decking and artificial grass for low maintenance. The flat was converted around 20 years ago and is eligible for permit parking. It is being sold with no upper chain and a share of freehold.

Council Tax Band B £1,660.15

No service charge or ground rent costs. The flat comes with a share of the freehold and the lease has been renewed to 999 years.

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

Open Plan Reception Room/Kitchen

3.47m x 6.02m (11' 5" x 19' 9")

Laminate wood effect flooring, two ceiling lights, range of base and wall units, integrated oven and hob, sink drainer, space for washing machine and fridge freezer, electric wall heater, window to front aspect.

Separate W/C

Low level W/C, hand wash basin, tiled walls, vinyl tile effect flooring, ceiling light.

Shower Room

Walk in shower cubicle with electric shower, tiled walls, vinyl tile effect flooring, ceiling light and extractor fan.

Bedroom

3.12m x 4.32m (10' 3" x 14' 2")

Laminate wood effect flooring, ceiling light, electric wall heater, french doors leading to decked area and communal parking.

Private Garden

Mainly decked with a small area of artificial grass and a side gate for rear access.