



Roof Gardens, Exchange Road, Watford, WD18 0QO

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 50.38 SQ M / 542 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

APPROXIMATE GROSS INTERNAL FLOOR AREA 50.38 SQ M / 542 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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This extremely spacious one bedroom apartment is situated on the top floor of this sought after development The Roof Gardens. The development is located in the heart of Watford Town Centre and is within walking distance to Watford Junction and Watford High Street Station. The Atria shopping centre is within 1 minutes' walk, as are many local restaurants, eateries and popular bars and clubs. The property also benefits from an allocated underground parking space. The communal area is spacious and is serviced by a lift, the building directly overlooks the Grade 1 listed Holy Rood Church, a late 18th century building.

The accommodation comprises of; a modern open plan kitchen, leading onto a large, bright lounge/diner perfect for entertaining, a very good-sized double bedroom and bathroom. The flat makes an excellent investment or first time buy.

The property is offered for sale with a share of freehold and a 999 year lease from 2018; Service Charge is approx. £1,700pa (TBC); No Ground Rent Payable.

Council Tax Band B £1,582.55

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

Video entry phone system, grey laminate flooring.

Open Plan Kitchen/Living Room

5.62m x 5.73m (18' 5" x 18' 10")

Living Room:

Bright and spacious room, grey laminate flooring, windows to front and side aspect, two electric wall heaters, three ceiling lights plus wall lights. Space for dining table and desk if required.

Kitchen:

Grey vinyl flooring, part tiled walls, range of beech coloured wall and base level units, ample wood effect work tops, sink / drainer, integrated electric oven and hob and space for dishwasher, washing machine and fridge freezer. Ceiling light and window to front aspect.

Bedroom

2.28m x 4.99m (7' 6" x 16' 4") Carpeted, ceiling light, window to front aspect, two built in storage cupboards (one with hot water tank), electric wall heater.

Bathroom

1.92m x 2.01m (6' 4" x 6' 7") Tiled floor and walls, extractor fan, heated towel rail, shavers point, wash hand basin, low level WC, panel bath and overhead electric shower.