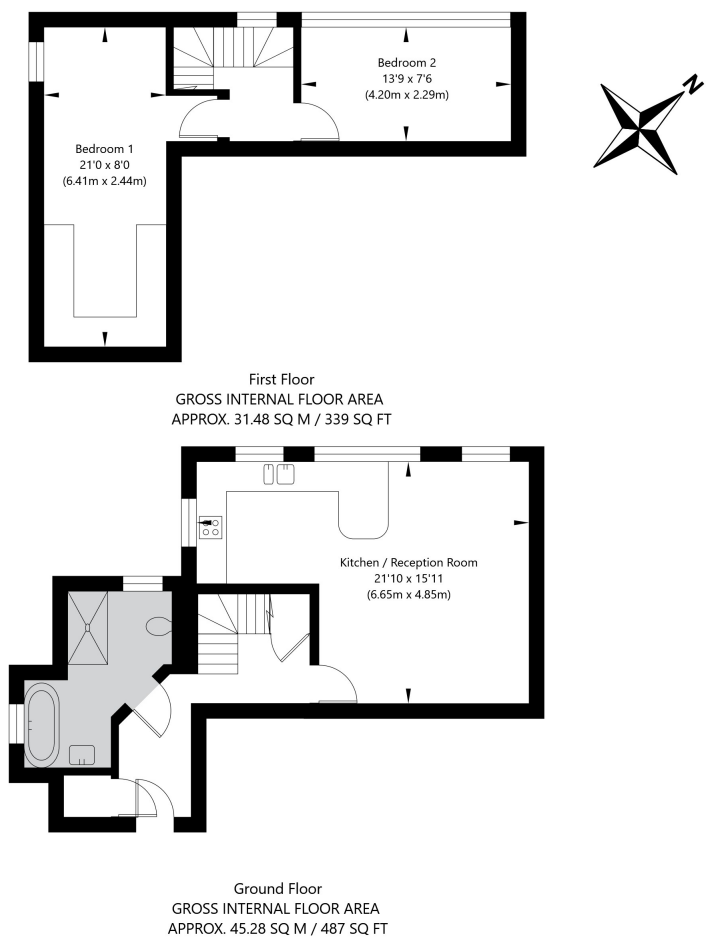




College Yard, 5, Gammons Lane, Watford, Hertfordshire WD24 6BQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



This impressive duplex, two double bedroom apartment is set within a converted Victorian School House. The apartment provides stunning, open plan living and is set in a private gated development with allocated residents parking. Upon entry is a spacious hallway with wood flooring and two storage cupboards, this gives access to a stylish bathroom with underfloor heating, a free standing roll top bath and a walk in shower. The open plan kitchen/living space has high ceilings, and large Victorian style sash windows. The kitchen is well appointed with an integrated oven, gas hob and extractor fan, wall and base units and an exposed brickwork feature wall. A carpeted stairway leads to the master bedroom with wood flooring, a walk in wardrobe /dressing room and the second mezzanine style bedroom which over looks the living area. This super property is offered with no onward chain, it has an abundance of character with a modern twist and is set within beautiful communal gardens. Early viewing is recommended.

Council Tax Band D £2,236.30

Lease Length;104 years remaining. Service Charge; £2,534.74 pa (includes GAS and WATER charges). Ground Rent; £300pa

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 of give an representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Entrance Hall

Wood flooring, two storage cupboards (one housing Vaillant boiler), feature radiator, wall lights and entry phone system.

Open Plan Kitchen/Reception Room

6.61m x 4.18m (21' 8" x 13' 9")

Reception Room:-

Tiled flooring, high ceilings, four large Victorian style sash windows to side aspect, radiator, wall lights, exposed brick feature wall, space for dining table.

Kitchen:-

Wall and base level units, stainless steel work tops, gas hob and oven, extractor fan, space for dishwasher, washing machine and fridge/freezer. TV and telephone points, spotlights.

Carpeted Stairway to Upper Floor

Window to side aspect and ceiling light.

Bedroom One

4.02m x 2.44m (13' 2" x 8' 0") Wood flooring, spot lights, radiator, window to side aspect, walk in wardrobe / dressing area.

Bedroom Two

4.20m x 2.31m (13' 9" x 7' 7") Mezzanine bedroom above living area with wood flooring, radiator and spot lights.

Bathroom

Tiled floor with underfloor heating, part tiled walls, roll top, free standing bath, large walk in shower with rainfall shower and handheld attachment, heated towel rail, low level W/C and hand wash basin with vanity storage, shaver point, spotlights, extractor fan and window to side aspect.

Parking

Gated entrance with allocated parking space and visitor bays

Communal Gardens

Laid mainly to lawn with decorative shrubs.