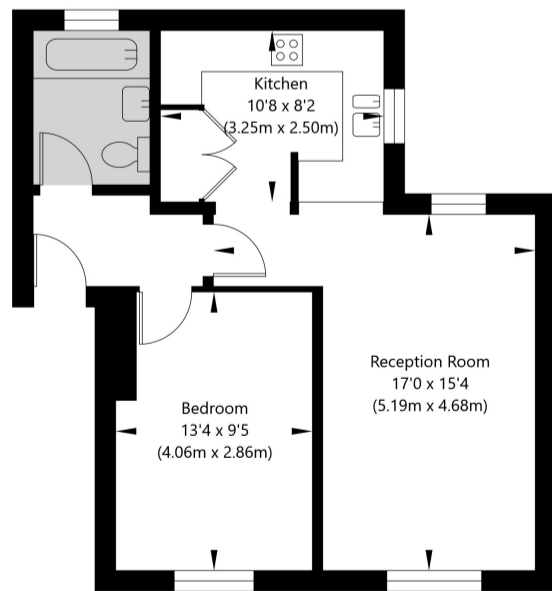





Courtlands Close, Watford, WD24 5GX

Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 46.59 SQ M / 501 SQ FT



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>		
(55-68)	<b>D</b>	71	75
(39-54)	<b>E</b>		
(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 	

APPROXIMATE GROSS INTERNAL FLOOR AREA 46.59 SQ M / 501 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 spacious, one double bedroom, ground floor flat is located on the Courtlands Close development, with plentiful parking, close to amenities, bus routes and good road links to M25/M1 and A41. Internally is a double bedroom, a spacious dual aspect lounge/dining room, entrance hall, a kitchen and bathroom, plus the property has gas central heating and is fully double glazed. Externally are well maintained communal grounds and the flat has a long, 156 years lease. This property would make a super first time buy or buy to let investment, early viewing recommended.

Lease Length 156 years remaining; Service Charge £2,263.25 (1.4.2023 - 31.3.2024); Ground Rent Peppercorn

Council Tax Band C £1987.

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

Carpeted, entry phone system, ceiling light, radiator.

### Lounge / Dining Room

5.19m x 4.68m (16' 5" x 15' 4") Carpeted, dual aspect windows, two radiators and two ceiling lights. Room for dining table and furnishings.

### Kitchen

3.25m x 2.50m (10' 8" x 8' 2") Tile effect flooring, base level units, worktop space, sink/drainage, space for fridge, freezer, washing machine and oven, plus a large pantry style cupboard. Wall mounted Vaillant Combi boiler. Window to side aspect.

### Bathroom

2.23m x 1.68m (7' 4" x 5' 6") Part tiled walls, panel bath with mixer tap and shower attachment, hand wash basin, low level WC, heated towel rail, ceiling light and window to rear aspect.

### Parking

Ample off street parking available.