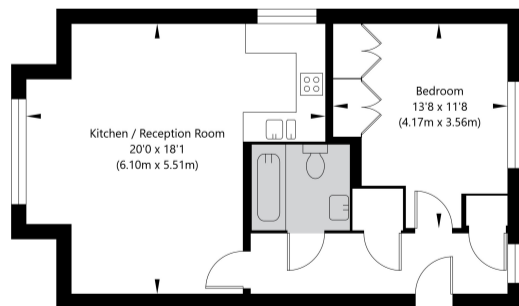




College Yard, 5 Gammons Lane, Watford, WD24 6BQ

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 51.71 SQ M / 557 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 51.71 SQ M / 557 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+)	A			
(81-91)	B			
(69-80)	C		79	79
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	



This extremely spacious one bedroom apartment, is situated in a gated development within the grounds of a converted Victorian School House. From the spacious hallway, is a large double bedroom with fitted wardrobes, a modern bathroom and large, open plan lounge/dining room plus a bright, fitted kitchen. In addition the property benefits from beautiful, communal grounds, an allocated parking space and visitors bays plus video entry phone system. Sold with no upper chain, it is in close proximity to Watford Junction Station and local amenities.

Lease:125 years from 1st January 2003. Ground Rent: £250.
Service Charge: £2,804.62 inc Gas and Water (1st Jan-31st Dec 2023)

Council Tax Band C £1,897.32

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 a representation or warranty in relation to this property



ROOM DESCRIPTIONS

Entrance Hall

Wood effect flooring, video entry phone system, wall lights, storage cupboard containing Worcester Bosch boiler (approx 4 years old), additional storage cupboard, radiator, window to front aspect.

Kitchen/Reception Room

5.51m x 6.10m (18' 1" x 20' 0") Reception Room: Wood effect flooring, wall lights, three radiators and window to communal gardens.

Kitchen: Wood effect flooring, range of Beech coloured wall and base units with contrast worktop, part tiled walls, one and a half sink/drainers, space for fridge freezer, washing machine and dishwasher, integrated gas hob/oven and extractor hood, window to side aspect.

Bedroom

3.56m x 4.17m (11' 8" x 13' 8") Wood effect flooring, wall lights, radiator, two large fitted wardrobes and window to front aspect.

Bathroom

Tiled flooring, part tiled walls, hand wash basin, low level W/C, panel bath with mixer taps and shower attachment, radiator, extractor fan, wall lights plus spotlights and shaver point.