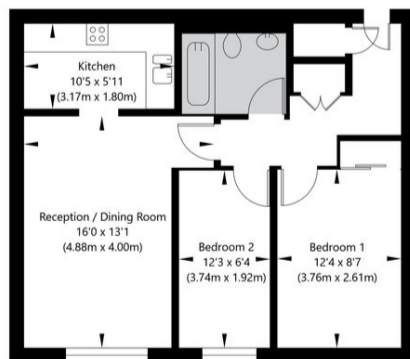




Roedean House, Exeter Close, Watford, WD24 4BN

Raised Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 54.23 SQ M / 584 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 54.23 SQ M / 584 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(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	



This two bedroom, ground floor apartment, is situated in the desirable Reeds Development, which is a short walk to Watford Junction Station and the Town Centre. The hallway has a storage cupboard and leads into a spacious living area, master bedroom and second bedroom. There a fitted kitchen and modern bathroom. The property has been recently decorated and has new flooring throughout. The development has well kept communal grounds and secure, underground allocated parking plus visitor parking bays. This property has no upper chain and would be an ideal purchase for a first time buyer or an investor.

Council Tax Band D £2236.30

Lease Expiry 31 March 2119 - 95 years remaining, Service Charge 2024 - £1,809.50, Ground Rent 2024 - £200.00

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

Entryphone system, storage cupboard, carpeted, ceiling light.

### Reception Room/Dining Room

4.00m x 4.88m (13' 1" x 16' 0") New carpets, window to rear aspect, electric wall heater, two ceiling lights.

### Kitchen

1.80m x 3.17m (5' 11" x 10' 5") Part tiled walls, new wood effect flooring, range of white/beech wall and base level units, ample worktop space, sink and drainer, gas hob, oven and extractor fan, space for fridge / freezer / washing machine and tumble dryer, ceiling light.

### Bedroom One

2.61m x 3.76m (8' 7" x 12' 4") New carpets, electric wall heater, window to rear aspect, ceiling light.

### Bedroom Two

1.92m x 3.74m (6' 4" x 12' 3") ) New carpets, electric wall heater, window to rear aspect, ceiling light.

### Bathroom

Tiled walls, new wood effect flooring, hand wash basin, low level W/C, panel bath with mixer tap and over head shower, vanity unit, extractor fan, ceiling light.