



Fairlawns, Watford, WD17 4UH

Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 47.93 SQ M / 516 SQ FT



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 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			
(92-100) A			
(81-91) B			
(69-80) C		72	77
(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 rarely available and well presented one bedroom apartment, with its own private entrance, is nestled away in a quiet cul de sac in the highly sought after area of Nascot Wood. This beautiful, bright and airy apartment is perfectly located for Watford Junction Station or the M25/A41 and M1, which are within a 5 minute drive. In addition, the property benefits from a garage, gas central heating, well maintained garden to the front and is in close proximity to the shops and local amenities of the Nascot Wood area.

The internal accommodation comprises of an entrance hall with storage cupboard, a large open plan living/dining/kitchen area, bathroom and a double bedroom.

Lease; 99 years lease from 24th March 2017

Ground Rent: £100pa

Service Charge: £610.27 (for six months from 25.09.23 - 24.03.24)

Council Tax Band C £1897.32

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 an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Entrance Hall

Carpeted, ceiling light, storage cupboard housing meters and boiler, additional storage space.

Open Plan Reception Room/Kitchen

4.78m x 7.40m (15' 8" x 24' 3")

Spacious reception room with a bay window to front aspect, carpeted, two ceiling lights. radiator and storage cupboard. Kitchen has tiled flooring, part tiled walls, range of white gloss and base level units with beech coloured worktops, sink/drain, integrated electric oven with hob and extractor hood, integrated fridge, washing machine and dishwasher, radiator and ceiling light.

Bedroom

3.46m x 3.67m (11' 4" x 12' 0") Very spacious with bay window to rear aspect, carpeted, ceiling light, radiator and built in storage cupboard.

Bathroom

1.80m x 2.20m (5' 11" x 7' 3") Tiled flooring, part tiled walls, low level W/C, hand wash basin with vanity unit, shower attachment and over head rain shower, heated towel rail and extractor fan.

Garage

In block