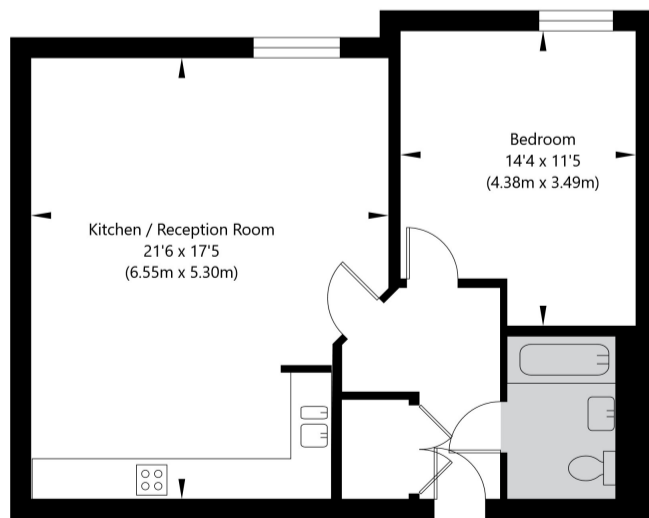




Flanders Court, 12-14 St Albans Road, Watford

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 60.08 SQ M / 647 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	82
(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	

APPROXIMATE GROSS INTERNAL FLOOR AREA 60.08 SQ M / 647 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 superb one bedroom, first floor apartment is centrally located in the popular Flanders Court development. Perfectly positioned for Watford Junction Station and Watford Town Centre with many shops, restaurants and cafes. The property has very spacious open plan kitchen / reception room, a good sized double bedroom and a modern bathroom. The building has two lifts and there is an allocated underground parking space. This property has no upper chain and would be an ideal purchase for a first time buyer or an investor.

Council Tax band C £1,987.82

Lease Length 110 years remaining; Ground Rent £250pa; Service Charge £2,500pa.

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, video entry phone system, large storage cupboard with double doors, electric wall heater and ceiling light.

Open Plan Reception Room / Kitchen

6.55m x 5.30m (21' 6" x 17' 5")

Reception Room :- Carpeted, ceiling light, electric wall heater, window to rear aspect.

Kitchen :- Wood effect flooring, spot lights, range of white base and eye level units with contrast work tops, one and a half sink/drainers. Integrated Fridge/Freezer, electric hob, oven and extractor hood, space for washing machine and electric wall heater.

Bedroom

4.38m x 3.49m (14' 4" x 11' 5") Carpeted, ceiling light, electric wall heater and window to rear aspect.

Bathroom

2.42m x 1.90m (7' 11" x 6' 3") Tiled floor, part tiled walls, hand wash basin, panel bath with mixer tap and over head shower attachment, low level WC. Heated towel rail, ceiling light and extractor fan.

Parking

Secure underground allocated parking space