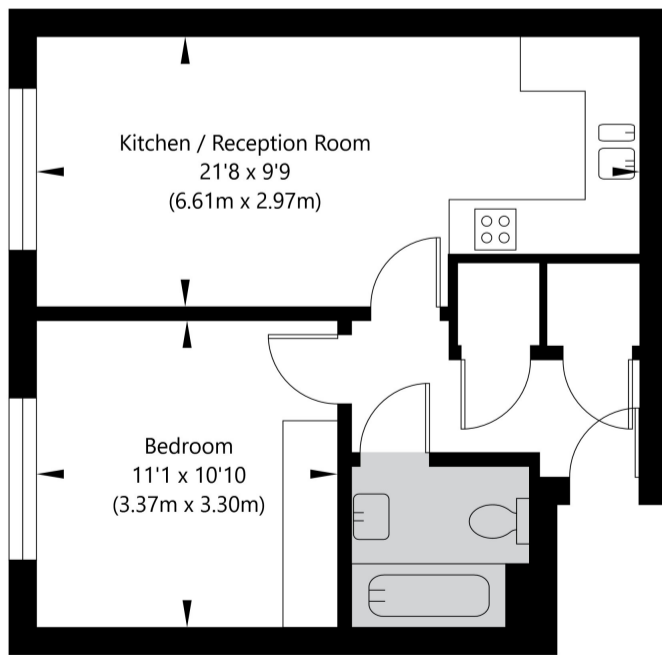




Gammons Lane, Watford, WD24 6BQ

Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 40.89 SQ M / 440 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>	79	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	

APPROXIMATE GROSS INTERNAL FLOOR AREA 40.89 SQ M / 440 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 super, ground floor, one bedroom apartment, is situated in a gated development within the grounds of a converted Victorian School House. The property comprises a spacious hallway, a double bedroom with fitted wardrobes, a modern bathroom, open plan lounge/dining room and modern fitted kitchen. In addition the property benefits from, beautiful communal gardens an allocated parking space with visitors bays available and 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: £3128.30 inc. Gas and Water (1st Jan-31st Dec 2024)

Council Tax Band C £1,987.82

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, radiator, two large storage cupboards (one containing Vaillant boiler)

### Open Plan Reception Room/Kitchen

2.97m x 6.61m (9' 9" x 21' 8")

Reception Room:-

Wood effect flooring, feature wall lights, radiator, window to rear aspect and communal gardens.

Kitchen:-

Part tiled walls, wood effect flooring, range of Beech coloured wall and base level units, work top space, one and a half sink drainer, integrated oven, gas hob and extractor hood, space for fridge freezer and washing machine.

### Bedroom

3.30m x 3.37m (10' 10" x 11' 1") Wood effect flooring, feature wall lights, radiator, two sets of fitted wardrobes, window to rear aspect and communal gardens,

### Bathroom

Tiled flooring, part tiled walls, hand wash basin, low level W/C, panel bath with mixer tap and shower attachment, spot lights, wall light, radiator and extractor fan.