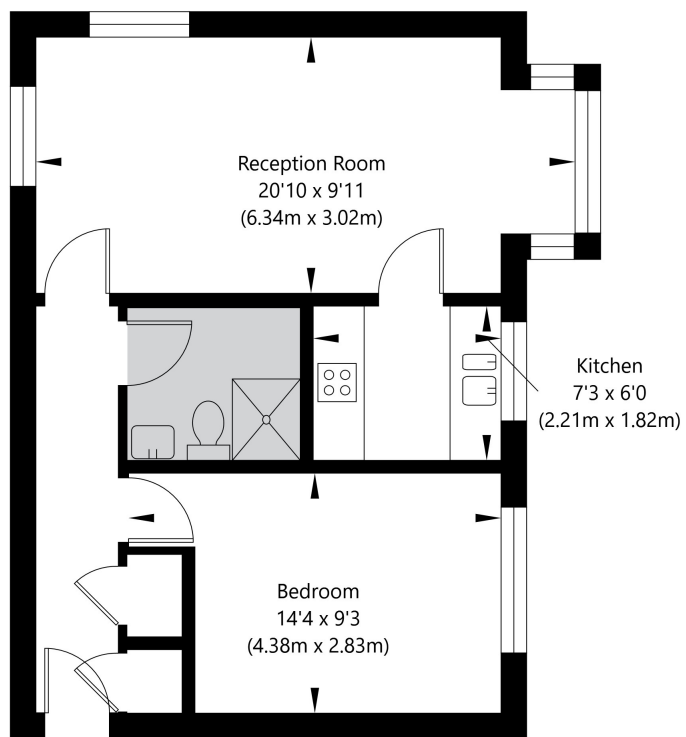




West Street, Watford WD17 1RY

Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 45.07 SQ M / 485 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 45.07 SQ M / 485 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
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This super, one double bedroom apartment is perfectly located, just a few minutes walk to Watford Junction Station, it has an allocated parking space and is tucked away in a quiet cul-de-sac. The property has a large living room with triple aspect windows, a separate kitchen, a modern bathroom and good sized bedroom. Additionally, there are storage cupboards and access to loft space. The property comes to market with a long lease and is chain free.

Lease Length: 189 years from 25th March 1986, Service Charge : £378.53 per quarter Ground Rent : Peppercorn

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 an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Entrance Hall

Laminate wood effect flooring, entry phone system, radiator, two storage cupboards and two ceiling lights.

Reception Room

6.34m x 3.02m (20' 10" x 9' 11") Laminate wood effect flooring, triple aspect windows, two radiators and two ceiling lights.

Kitchen

2.21m x 1.82m (7' 3" x 6' 0") Tile effect flooring, part tiled walls, white gloss wall and base level units, wood effect work tops with integrated basin. Integrated fridge, washer/dryer and electric hob/oven and extractor hood. Window to rear aspect and gas central heating boiler wall mounted in cupboard.

Bedroom

4.38m x 2.83m (14' 4" x 9' 3") Laminate wood effect flooring, radiator, ceiling light, and window to rear aspect.

Bathroom

Fully tiled walls and floor, hand wash basin with vanity storage, Walk in shower with rain shower and hand held attachment, low level WC, heated towel rail, ceiling light and extractor fan.

Parking

Allocated parking space.