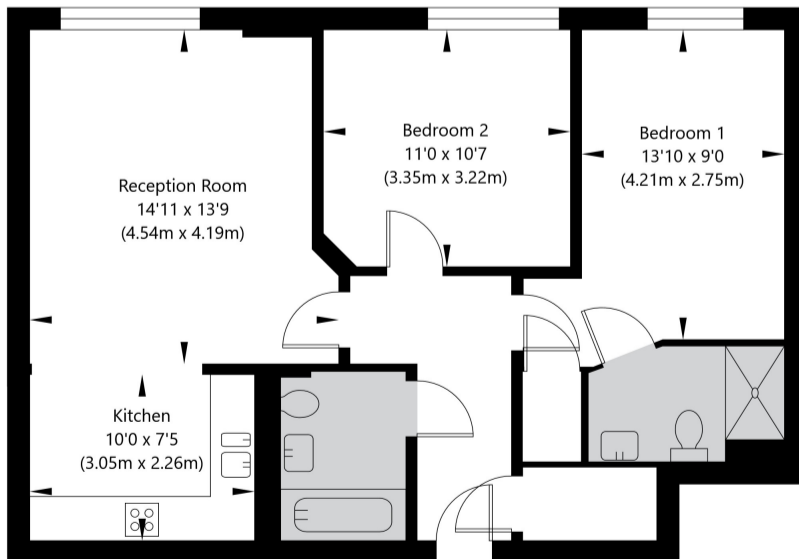





Flanders Court, 12 - 14, St Albans Road, Watford, WD17 1BN

Raised Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 69.15 SQ M / 744 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	81
(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 69.15 SQ M / 744 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 upper ground floor, modern, two bedroom apartment is in the popular Flanders Court development in central Watford. Positioned ideally for Watford Junction Station and Watford Town Centre with many shops, restaurants and cafes. The property comprises a spacious entrance hall, open plan living room/kitchen, two double bedrooms, the master with an en-suite shower room and an additional family bathroom. The building has two lifts and there is an allocated, underground parking space. There is no upper chain and this would be an ideal purchase for a first time buyer or an investor.

Council Tax Band D £2236.30

Lease length 125 years from 1st January 2009; Service charge £1429.30 every six months; Ground rent £325pa

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, video entry phone system, ceiling light, wall heater, large storage cupboard.

Living Room Open Plan to Kitchen

4.19m x 4.54m (13' 9" x 14' 11") Living Room:- Laminate wood effect flooring. ceiling light, wall heater, window to side aspect.

2.26m x 3.05m (7' 5" x 10' 0") Kitchen:-

Tile effect flooring, spot lights, part tiled walls, range of wall and base level units with contrast worktop, one and a half sink drainer, integrated fridge/freezer, dishwasher, electric hob, oven and extractor hood, space for washing machine, wall heater.

Bedroom One

2.75m x 4.21m (9' 0" x 13' 10") Laminate wood effect flooring, ceiling light, wall heater, window to side aspect, door to en-suite, additional built in storage cupboard.

En-Suite Shower Room

Tile effect flooring, part tiled walls, hand wash basin, low level W/C, walk in shower cubicle, heated towel rail, ceiling light, extractor fan.

Bedroom Two

3.22m x 3.35m (10' 7" x 11' 0") Laminate wood effect flooring, ceiling light, wall heater, window to side aspect.

Family Bathroom

Tile effect flooring, part tiled walls, panel bath with mixer tap and shower attachment, hand wash basin, low level W/C, heated towel rail, ceiling light, extractor fan.

Parking

Secure allocated underground parking space