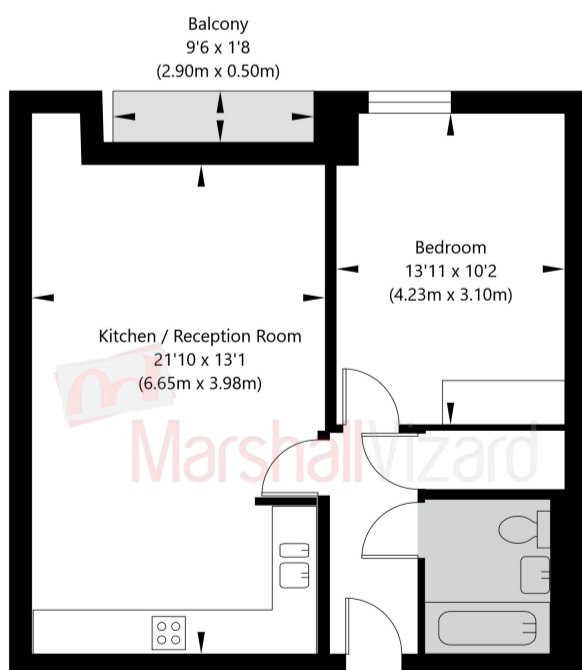




Flanders Court, 12-14 St Albans Road, Watford WD17 1BN

Fourth Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 50.67 SQ M / 545 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	86
(69-80) C			
(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 50.67 SQ M / 545 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 modern, one bedroom apartment is on the fourth floor of the popular Flanders Court development in central Watford. The property has spacious open plan kitchen / living area, with a Juliet balcony which offers views of Watford and a modern bathroom. Positioned ideally for Watford Junction Station and Watford Town Centre with many shops, restaurants and cafes. The building has a lift 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 £2236.30

Lease length 125 years from 1st January 2009; Service charge approx. £1800pa; Ground rent £225pa

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 entryphone system, electric wall heater, ceiling light, storage cupboard.

Open Plan Reception Room/Kitchen

3.98m x 6.65m (13' 1" x 21' 10")

Reception Room:- carpeted, ceiling light, wall heater, space for table, doors to Juliet balcony.

Kitchen:- wood effect flooring, range of white base and wall level units, contrast worktop, one and a half sink/drainers, integrated fridge/freezer, space for washing machine, integrated electric hob, oven, extractor hood, spotlights, electric wall heater.

Bedroom

3.10m x 4.23m (10' 2" x 13' 11")

Carpeted, ceiling light, wall heater, window to front aspect.

Bathroom

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

Parking

Secure underground allocated parking space