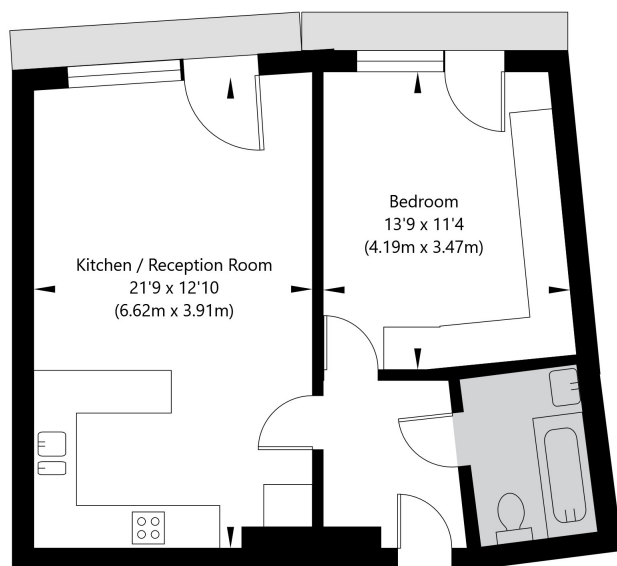




Clarendon Lofts, 31 Clarendon Road, Watford, WD17 1BP

7th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.96 SQ M / 538 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	83
(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 49.96 SQ M / 538 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 one bedroom 7th floor apartment is located on Clarendon Road, close to the town centre, with easy access to all amenities and Watford Junction Station. The bright and airy accommodation has an open plan kitchen/reception room, bedroom and modern bathroom. In addition the apartment benefits from secure underground parking and comes to market with no onward chain.

Council Tax Band C £1,987.82

Lease Length 112 years remaining; Service Charge £1931; Ground Rent Nil

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

Wood effect flooring, spotlights, electric wall heater, entry system.

Open Plan Kitchen/Reception Room

3.91m x 6.62m (12' 10" x 21' 9")

Reception Room:-

Wood effect flooring, ceiling light, spotlights, space for dining table, two electric wall heaters, door to Juliet balcony.

Kitchen:-

Wood effect flooring, spotlights, range of base and wall level units with contrast worktop, one and a half sink/drainers, breakfast bar, integrated electric oven, hob and extractor fan, space for washing machine, integrated fridge/freezer and dishwasher.

Bedroom

3.47m x 4.19m (11' 5" x 13' 9") Wood effect flooring, ceiling light, electric wall heater, range of fitted wardrobes plus storage cupboards, with hot water tank, door to Juliet balcony.

Bathroom

1.58m x 2.34m (5' 2" x 7' 8") Tiled flooring and walls, hand wash basin, low level W/C, panel bath with mixer taps and overhead shower, extractor fan, heated towel rail, ceiling light.

Parking

Allocated secure parking space.