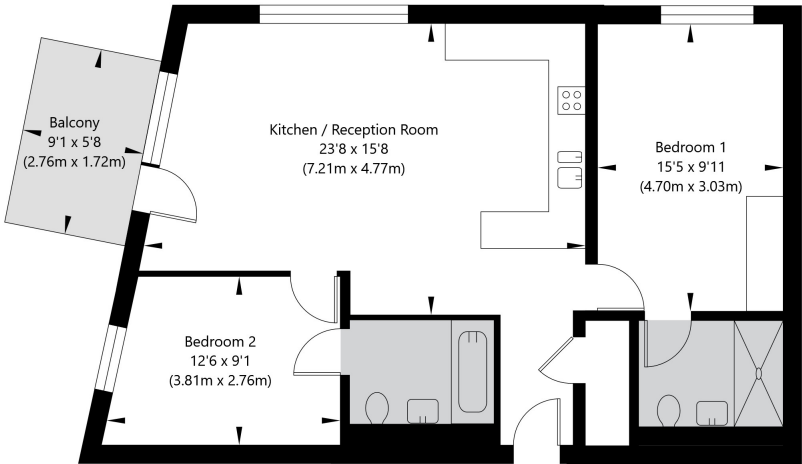




Sydney Road, Watford WD18 7EU

7th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 71.8 SQ M / 773 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 71.8 SQ M / 773 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	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



****CHAIN FREE**** This fantastic, seventh floor, two bedroom, two bathroom apartment is well located within easy reach of Watford Met Line Station, the town centre and all local amenities. The apartment is beautifully presented, with an open plan kitchen / living room, dual aspect windows and a private balcony with far reaching views. Both bedrooms have the advantage of en-suite bathrooms with high tech features including touch screen taps and there is a secure underground allocated parking space. The property comes to the market chain free.

Lease Length; 997 years remaining. Service Charge; £1,742.26; Ground Rent; NIL

Council Tax Band D £2,343.38

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

Open Plan Kitchen / Reception Room

7.21m x 4.77m (23' 8" x 15' 8")

Reception Room:-

Wood effect flooring, large storage cupboard, video entry phone system, ceiling lights, electric radiator, dual aspect windows and door to balcony.

Kitchen:-

Wood effect flooring, range of wall and base level units, stainless steel sink/drainers, integrated fridge freezer, washing machine, dishwasher, electric hob/extractor hood and eye level oven, spot lights.

Bedroom One

4.70m x 3.03m (15' 5" x 9' 11") Carpeted, fitted wardrobes, ceiling light, window to side aspect, electric radiator. Door to en-suite shower room.

En-Suite Shower Room

2.34m x 2.01m (7' 8" x 6' 7") Tiled floor, part tiled walls, walk in shower, integrated hand wash basin with built in vanity storage, low level WC, heated towel rail and spot lights.

Bedroom Two

3.81m x 2.76m (12' 6" x 9' 1") Carpeted, ceiling light, window to rear aspect, electric radiator. Door to en-suite bathroom.

En-Suite Bathroom

2.34m x 2.04m (7' 8" x 6' 8") Tiled floor, part tiled walls, bath with shower attachment, integrated hand wash basin with vanity storage, low level WC, heated towel rail and spot lights.

Balcony

Private balcony with fantastic views of open space.

Parking

Secure allocated underground car parking space.