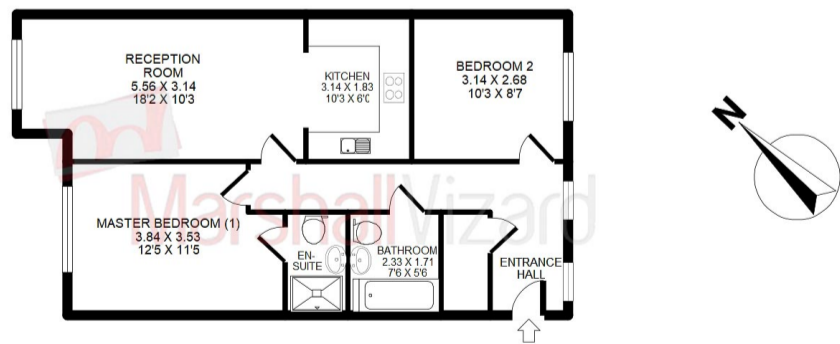




2 BEDROOM 2 BATHROOM 1ST FLOOR APARTMENT, FRANKLIN AVE, WATFORD, WD18



TOTAL APPROX INTERNAL FLOOR AREA 61.7M²/664SQ.FT.
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
 AND SHOULD BE USED FOR THIS PURPOSE BY
 PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

82 84



This first floor, two bedroom, two bathroom apartment is situated in a secure, gated, modern development within a short walk to Watford General hospital and within a mile of Watford Metropolitan Station. The spacious accommodation comprises large entrance hall, fitted kitchen, large living room, two double bedrooms and two bathrooms. The property comes with a parking permit and a visitors pass and the development is set in attractive communal grounds. There is no upper chain.

Lease 125 years from 24th December 2006

Ground Rent £250pa for first 25 years and £500pa for the second 25 year period

Total service charge for tax years 2020 - 2021 £1,730

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

Bright and spacious L-shaped hallway with laminate flooring, entry phone system, two windows looking onto the communal gardens and a large storage cupboard.

Lounge / Diner

5.56m x 3.14m (18' 3" x 10' 4") With laminate flooring, two radiators, a large window and ceiling light. Leading to kitchen.

Kitchen

3.14m x 1.83m (10' 4" x 6' 0") Fitted with a range of modern beech coloured base and wall level units, with ample work surfaces, sink with drainer, integrated oven with gas hob with extractor fan, fridge freezer and washer/dryer. Valliant Boiler wall mounted in an enclosed cupboard and laminate flooring.

Bathroom

2.33m x 1.71m (7' 8" x 5' 7") Spacious bathroom with tile effect vinyl flooring, part tiled walls, low level WC, panel bath with mixer tap and shower attachment, enclosed hand wash basin and extractor fan.

Master Bedroom

3.84m x 3.53m (12' 7" x 11' 7") Carpeted with radiator, ceiling light and a large window. Door to en-suite.

En-Suite

Comprising of a tiled shower cubicle, low level WC, wash hand basin, extractor fan and vinyl tile effect flooring.

Bedroom 2

Carpeted, with radiator, ceiling light and window looking onto the communal gardens.

Grounds

Gated development with coded/fob access leading to the parking and communal gardens. Allocated parking plus visitor parking.