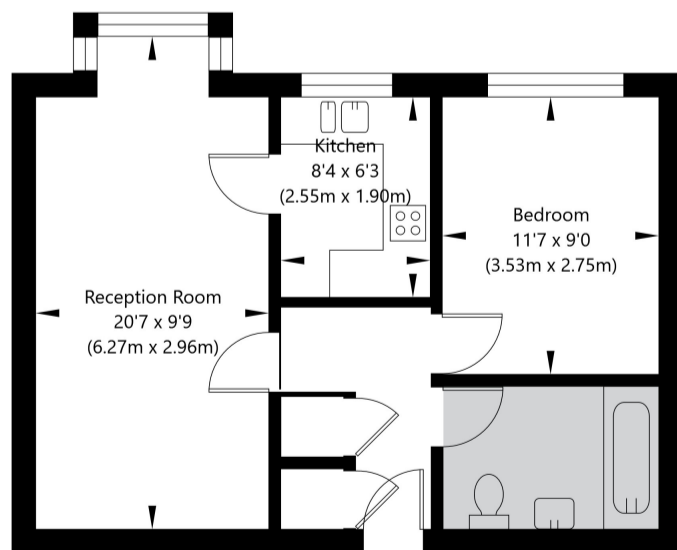




Caledonian Court, West Street, Watford WD17 1RY

Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 44.6 SQ M / 480 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

APPROXIMATE GROSS INTERNAL FLOOR AREA 44.6 SQ M / 480 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 double bedroom apartment is perfectly located, just few minutes walk to Watford Junction Station, it has an allocated parking space and is tucked away in a quiet cul-de-sac. The property has a large living room, a separate kitchen, a bathroom and good sized bedroom. Additionally, there is good storage, the flat is comes to the market with a long lease and is chain free.

Lease Length:189 years from 25th March 1986, Service Charge : £1,514.12pa Ground Rent : Peppercorn

Council Tax Band C £1,987.82

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 of give an representation or warranty in relation to this property.



## ROOM DESCRIPTIONS

### Entrance Hall

Wood effect flooring, two storage cupboards, entry phone, ceiling light and radiator.

### Reception Room

2.96m x 6.27m (9' 9" x 20' 7") Wood effect flooring, two ceiling lights, two radiators, bay window to rear aspect with vertical blinds.

### Kitchen

1.90m x 2.55m (6' 3" x 8' 4") Vinyl flooring, part tiled walls, white wall and base level units with contrast worktops, sink/drain, integrated oven, hob and extractor hood, space for fridge freezer and washing machine, wall mounted Worcester Bosch boiler, window to rear aspect.

### Bedroom

2.75m x 3.53m (9' 0" x 11' 7") Wood effect flooring, ceiling light, radiator, window to rear aspect with vertical blinds.

### Bathroom

2.73m x 1.81m (8' 11" x 5' 11") Tile effect flooring, part tiled walls, panel bath with mixer tap and overhead shower attachment, hand wash basin, low level W/C, ceiling light, radiator and extractor fan.

### Parking

Allocated parking space with remote controlled barrier.