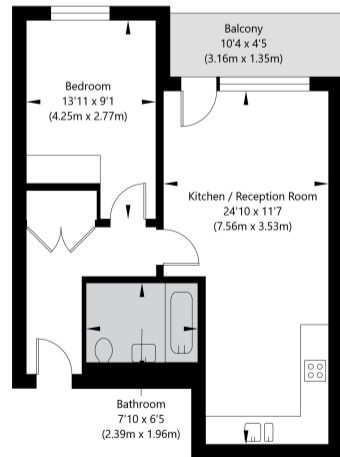




Hemingford Court, Gartlet Road, Watford, WD17 4AQ

Second Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 47.29 SQ M / 509 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 47.29 SQ M / 509 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.  
 (c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



This spacious and stunning one bedroom, second floor apartment, is located 0.4 miles from Watford Junction and 0.3 miles from the Town Centre. The property has a spacious hallway, a double bedroom with fitted wardrobes, an open plan living room/dining room plus modern kitchen with contemporary wall and base units and integrated appliances and a bathroom. The apartment has a private balcony, secure gated residents parking, a lift in the building, gas central heating, video entry phone system and a bicycle storeroom. This apartment comes to market chain free, early viewing is recommended.

Lease: 117 years remaining; Ground Rent: £300pa; Service Charge £1,700pa

Council Tax Band B £1660.15

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, radiator, ceiling light, large storage cupboard with boiler inside.

### Reception Room/Kitchen

3.53m x 7.56m (11' 7" x 24' 10")

Reception Room: Open plan to kitchen, carpeted, two ceiling lights, two radiators, door to balcony.

Kitchen: Range of grey base and wall units, one and half sink drainer, work top with splash back, tiled flooring, electric oven, hob with extractor hood, integrated fridge/freezer, washer/dryer plus spot lights.

### Bedroom

2.77m x 4.25m (9' 1" x 13' 11")

Carpeted, ceiling light, radiator, fitted wardrobes, window to rear aspect.

### Bathroom

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

### Balcony

To rear aspect