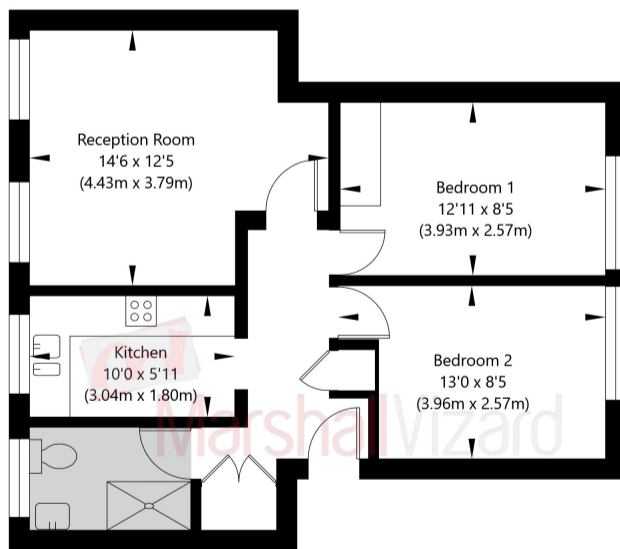




Windermere Court, Alexandra Road, Watford, WD17 4UA

Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 52.94 SQ M / 570 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(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 52.94 SQ M / 570 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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SHARE OF FREEHOLD, this two double bedroom apartment, is a short walk to Watford Junction Station and has a GARAGE plus residents PARKING, set in a quiet road in Nascot Wood, close to local amenities and good schools. Internally, are two double bedrooms, a brand new kitchen, modern bathroom, a spacious entrance hall with good storage and bright, open plan living room/dining room. Externally, are well maintained communal gardens - early viewing is recommended.

Ground Rent: £21pa. Service Charge: £1,379pa. Lease: 100 years remaining.

Council Tax Band C - £1,897.32

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



ROOM DESCRIPTIONS

Entrance Hall

Wood effect flooring, entry phone system, large storage cupboard containing Vaillant Combi Boiler, additional storage, access to loft space and ceiling light.

Reception Room

4.43m x 3.79m (14' 6" x 12' 5") Wood effect flooring, two windows to rear aspect, two radiators and ceiling light.

Kitchen

3.04m x 1.80m (10' 0" x 5' 11") Tiled floor, part tiled walls, range of grey gloss wall and base units with work top, sink/drainage and splashback. Integrated fridge freezer, induction hob, oven and extractor hood, space for washing machine, plug sockets with USB, spot lights and window to rear aspect.

Bedroom One

3.93m x 2.57m (12' 11" x 8' 5") Carpeted, built in wardrobe, radiator, ceiling light and window to front aspect.

Bedroom Two

3.96m x 2.57m (13' 0" x 8' 5") Carpeted, radiator, ceiling light and window to front aspect.

Shower Room

Part tiled walls, walk in shower, hand wash basin, low level WC, heated towel rail, extractor fan, ceiling light and window to rear aspect.

Garage

Garage to rear plus residents parking.