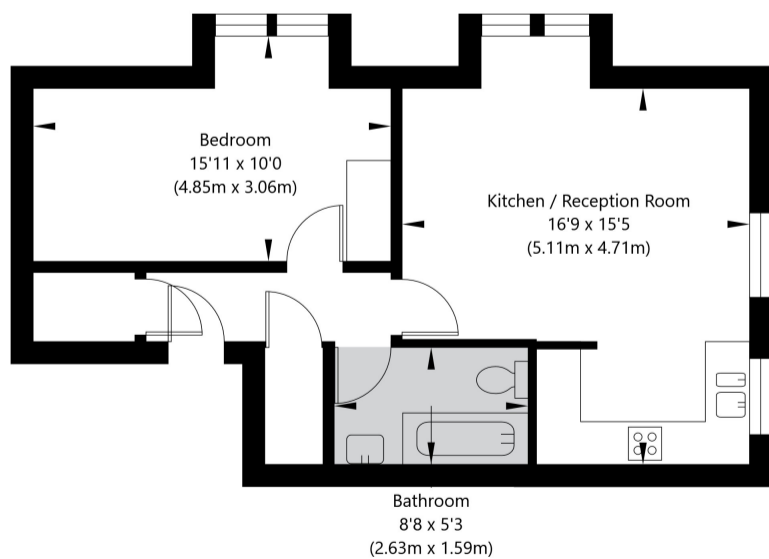




Lancing House, Hallam Close, WD24 4RL

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 46.52 SQ M / 501 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	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 46.52 SQ M / 501 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 very well presented one bedroom top floor apartment is on the popular Reeds development, a short walk from Watford Junction Station and the town centre. The accommodation includes a spacious living room, open plan to a fitted kitchen, a double bedroom and a modern bathroom. This flat has an allocated parking space as well as visitors bays available, the property would make an excellent first time buy or buy to let investment.

Service Charge £1,895.18pa; Ground Rent £200pa; Lease length: 125 years from April 1994.

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



ROOM DESCRIPTIONS

Entrance Hall

Carpeted, ceiling light, entry phone system, wall heater, large storage cupboard, additional cupboard with hot water tank and storage.

Living Room Open Plan to Kitchen

4.71m x 5.11m (15' 5" x 16' 9")

Living Room:-

Carpeted, dual aspect window, two ceiling lights, wall heater.

Kitchen:-

Part tiled walls, range of wall and base level units, sink/drain, integrated electric oven/hob plus extractor hood, space for fridge freezer and washing machine, ceiling light, window to rear aspect.

Bedroom

3.06m x 4.85m (10' 0" x 15' 11") Carpeted, ceiling light, window to side aspect, built in wardrobe, wall heater.

Bathroom

1.59m x 2.63m (5' 3" x 8' 8") Fully tiled flooring and walls, panel bath with mixer tap and overhead electric shower, hand wash basin with vanity storage, low level W/C, extractor fan, ceiling light.

Parking

Allocated parking space and visitors bays available.