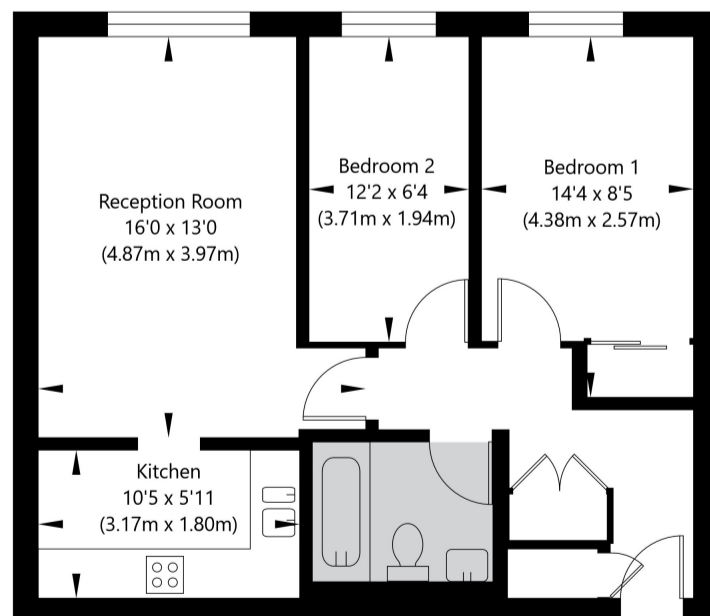




Eton House, Anglian Close, Watford, WD24 4RF

Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 54.15 SQ M / 583 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>		
(55-68)	<b>D</b>	62	69
(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 54.15 SQ M / 583 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 two double bedroom, ground floor apartment, is situated in the desirable Reeds Development, which is a short walk to Watford Junction Station and the Town Centre. The entrance hall has a two storage cupboards and gives access to a spacious open plan living room/dining room plus the double bedrooms, in addition, there is a fitted kitchen and a modern bathroom. This apartment has a secure, underground allocated parking space, plus there are visitor parking bays and well kept communal grounds. This property has no upper chain and would be a great purchase for a first time buyer or an investor. Early viewing is highly recommended.

Council Tax Band D £2,236.30

Lease length; 125yr lease from August 1994, Service Charge; 2023-2024 £1896.37, Ground Rent; £200pa

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, two ceiling lights, electric wall heater, a storage cupboard with hot water tank and additional large wardrobe.

### Living Room

3.97m x 4.87m (13' 0" x 16' 0") Carpeted, two ceiling lights, electric wall heater, window to rear aspect.

### Kitchen

1.80m x 3.17m (5' 11" x 10' 5") Wood effect flooring, part tiled walls, range of base and wall units, worktop space, sink/drainage, space for washing machine and fridge freezer, integrated electric hob/oven and extractor fan, ceiling light.

### Bedroom One

2.57m x 4.38m (8' 5" x 14' 4") Carpeted, ceiling light, electric wall heater, fitted wardrobes, window to rear aspect.

### Bedroom Two

1.94m x 3.71m (6' 4" x 12' 2") Carpeted, ceiling light, electric wall heater, window to rear aspect.

### Bathroom

Part tiled walls, tiled flooring, hand wash basin, low level W/C, panel bath with mixer tap and over head electric shower, extractor fan.