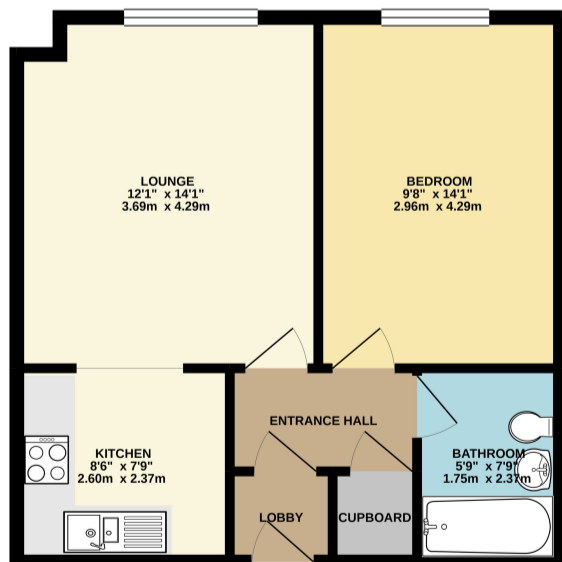




GROUND FLOOR
 474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given.
 Made with Blueprints (2022)



A spacious one bedroom flat in this popular, modern gated development. The flat is well presented internally and has a spacious feel and good storage. This block, unusually has gas central heating. The property features a lounge/diner, separate kitchen, a large bedroom and a bathroom. This property would make a good first time buy or would be ideal as a buy to let, due to the close proximity to Watford General Hospital and the Metropolitan Line. There is residents parking and communal gardens and no upper chain.

Lease length 125 years from 2006; Service Charge £1729 pa (includes £401 for water); Ground Rent £225 for first 25 years, £450 for next 25 years, £675 for next 25 years, £900 for next 25 years, £1125 for remainder.

Council Tax Band C - Watford £1808.63

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 Lobby

Hallway

Carpeted, radiator, ceiling light, large storage cupboard, entry phone system.

Kitchen

2.37m x 2.60m (7' 9" x 8' 6") Tile effect vinyl flooring, part tiled walls, Beech coloured wall and base units, contrast work tops, integrated washer/dryer, oven and hob with extractor hood, space for fridge/freezer, one and a half sink drainer, ceiling light, wall mounted boiler in cupboard.

Living Room

3.69m x 4.29m (12' 1" x 14' 1") Carpeted, two radiators, ceiling light, window to front aspect.

Bedroom

2.96m x 4.29m (9' 8" x 14' 1") Bright and spacious double bedroom, carpeted, radiator, ceiling light, window to front aspect.

Bathroom

1.75m x 2.37m (5' 9" x 7' 9") Tile effect vinyl flooring, part tiled walls, panel bath with mixer tap and wall mounted overhead shower attachment, low level W/C, built in hand wash basin, radiator, ceiling light, extractor fan.