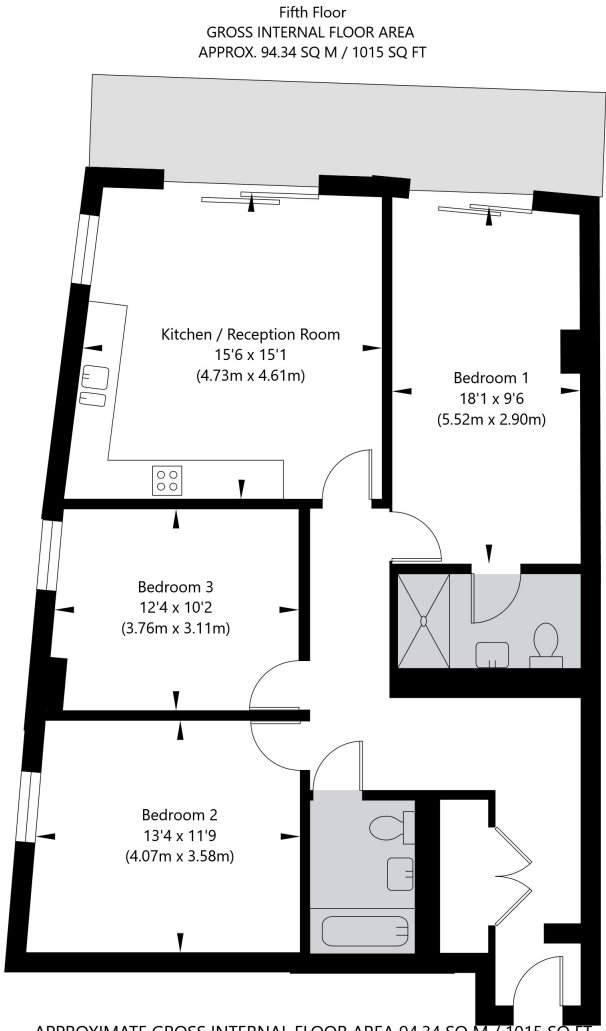




Flat 18 Junction Court, Station Road, Watford WD17 1AP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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 94.34 SQ M / 1015 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



This BRAND NEW three bedroom, two bathroom apartment, on the fifth floor of this exclusive development, just over 100 metres from Watford Junction Station with frequent fast trains to London Euston in 14 minutes and a short walk to the town centre. This contemporary apartment offers modern, open plan living and is finished to a high specification. The apartment comprises of a spacious entrance hall with large utility cupboard, a contemporary open plan kitchen/living room, three double bedrooms, the main bedroom with en-suite shower room, and a family bathroom, additionally it has it's own large private terrace.

New 125 year lease to be issued on completion.

Service charge: approx. £2 per sq ft; Ground rent: Peppercorn

Council Tax Band Awaited

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 a representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Entrance Hall

Spacious entrance hall with video entry phone, spotlights and grey wood effect flooring plus a utility cupboard housing an Ideal Boiler and plumbing for washing machine..

Open Plan Kitchen / Reception Room

4.61m x 4.73m (15' 1" x 15' 6") Grey wood effect flooring with underfloor heating, range of white wall and base level units with quartz worktops, one and a half bowl inset sink, integrated Bosch appliances throughout, including eye level oven and microwave, induction hob, fridge/freezer and dishwasher, spotlights, doors to the private terrace and window to side aspect.

Bedroom One

2.90m x 5.52m (9' 6" x 18' 1") Carpeted, spotlights, door to ensuite and to private terrace.

Ensuite Shower Room

Tiled flooring, part tiled walls, hand wash basin with vanity storage, low level W/C, walk in shower with rain shower and hand held attachment, spotlights, heated towel rail.

Bedroom Two

3.58m x 4.07m (11' 9" x 13' 4") Carpeted, spotlights, window to side aspect.

Bedroom Three

3.11m x 3.76m (10' 2" x 12' 4") Carpeted, spotlights, window to side aspect.

Bathroom

Tiled flooring, part tiled walls, hand wash basin with vanity storage, low level W/C, panel bath with mixer taps, rain shower and hand held attachment, heated towel rail, spotlights.