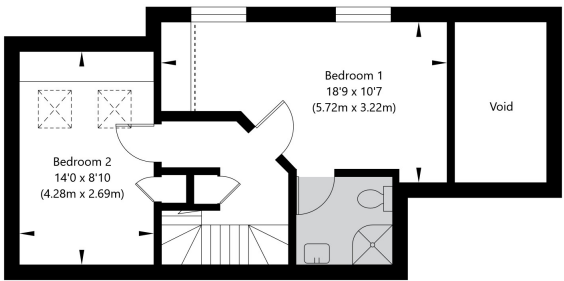
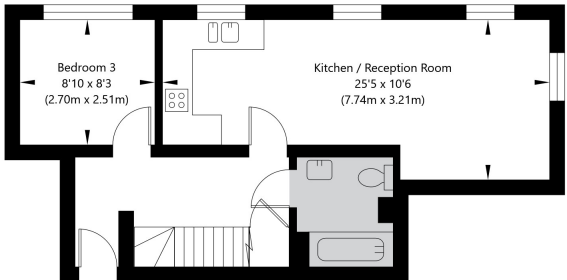




Gammons Lane, Watford WD24 6BQ



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 38.14 SQ M / 411 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 44.32 SQ M / 477 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 82.46 SQ M / 888 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	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



****CHAIN FREE**** This fantastic, three bedroom, duplex apartment is located within a beautifully converted Victorian School House, the apartment features open plan living with high ceilings and large sash windows. The property comprises of an entrance hall, kitchen / reception room, family bathroom and three bedrooms, the master bedroom with an ensuite shower room. The apartment is set within a gated development with an allocated parking space and visitors bays available. Located less than a mile from Watford Junction Station, close to local amenities and good road links to M25/M1 and A41. Early viewing is recommended.

Council Tax Band D £2,343.38

Lease Length;104 years remaining. Service Charge 2025 £2,803.60pa (includes GAS and WATER charges) Reserve Fund Contribution 2025 £1,630.50. Ground Rent; £300pa

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

Wood effect flooring, video entry phone system, wall lights, radiator, understairs storage cupboard with plumbing for washing machine.

Open Plan Reception Room/ Kitchen

3.21m x 7.74m (10' 6" x 25' 5")

Reception Room:-

Wood effect flooring, three radiators, wall lights, double aspect sash windows, with shutters to side aspect.

Kitchen:-

Wood effect flooring, Beech coloured wall and base level units with contrast worktops, sink/drainers, integrated oven, gas hob and extractor hood, space for fridge/freezer and dishwasher, sash window with shutters to side aspect.

Family Bathroom

Tiled flooring, part tiled walls, panel bath with mixer tap, shower attachment and overhead shower, low level W/C, hand wash basin, radiator, extractor fan and lights.

Bedroom Three

2.51m x 2.70m (8' 3" x 8' 10") Wood effect flooring, wall lights, radiator, sash windows to side aspect.

Carpeted Stairway to Upper Floor Landing

Carpeted landing with storage cupboard and spot lights.

Bedroom One

3.22m x 5.72m (10' 7" x 18' 9") Mezzanine bedroom, carpeted, two radiators, lighting, LED bedside tables, two windows to side aspect, door to ensuite.

Ensuite Shower Room

Tiled flooring, part tiled walls, walk in shower, hand wash basin, low level W/C, spotlights, radiator, extractor fan.

Bedroom Two

2.69m x 4.28m (8' 10" x 14' 1") Carpeted, fitted wardrobes, radiator, lighting, cupboard containing Ideal boiler (recently serviced), two velux windows.

Parking

Allocated parking space with visitors bays.