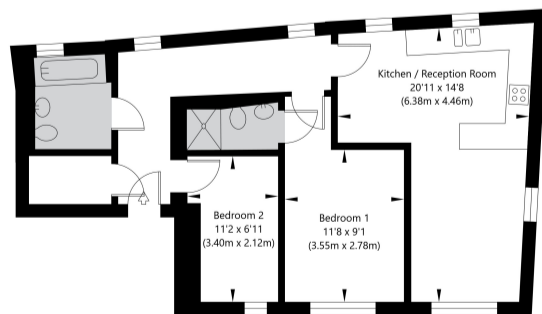





3 James Yard, Watford, WD17 2NT

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 62.45 SQ M / 672 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 62.45 SQ M / 672 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		
(92-100) A		
(81-91) B	88	88
(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 	



BRAND NEW two bedroom, two bathroom apartment, in an exclusive five apartment development just a stones throw from Watford Junction Station and the town centre. This contemporary apartment offers modern, open plan living and is accessed via a secure pedestrian gate.

The apartment comprises of a spacious entrance hall with large storage cupboard, a contemporary open plan kitchen/living room, two double bedrooms, the main bedroom with en-suite shower room, and a family bathroom. The apartment is set in a private courtyard with secure gated entry, perfect for commuters.

New 125 year lease to be issued on completion.

Service charge £1460pa; Ground rent £250pa; Council Tax Band D £2,134.48

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

L shaped entrance hall, with grey laminate wood effect flooring, storage cupboard, video entry system, spotlights, electric wall heater and two windows to rear aspect.

Open Plan Reception Room/Kitchen

6.38m x 4.46m (20' 11" x 14' 8")

Kitchen:

Grey laminate flooring, range of base and wall level units, integrated fridge freezer, washer/dryer, dishwasher, electric oven and hob with extractor hood. Two windows to rear aspect, spot lights and electric wall heater.

Reception Room:

Carpeted, window to front and side aspect, spotlights and electric wall heater.

Master Bedroom

3.55m x 2.78m (11' 8" x 9' 1") Carpeted, window to front aspect, ceiling light and electric wall heater. Door to en-suite.

En-Suite Shower Room

2.39m x 1.40m (7' 10" x 4' 7") Tile effect flooring, part tiled walls, floating hand wash basin, walk in shower cubicle, low level WC, electric heated towel rail.

Bedroom Two

2.12m x 3.40m (6' 11" x 11' 2") Carpet, window to front aspect, ceiling light. electric wall heater.

Bathroom

2.21m x 1.92m (7' 3" x 6' 4") Tile effect flooring, part tiled walls, quartz shelf, floating hand wash basin, panel bath with mixer tap, shavers point, low level WC, spot lights and window to rear aspect.