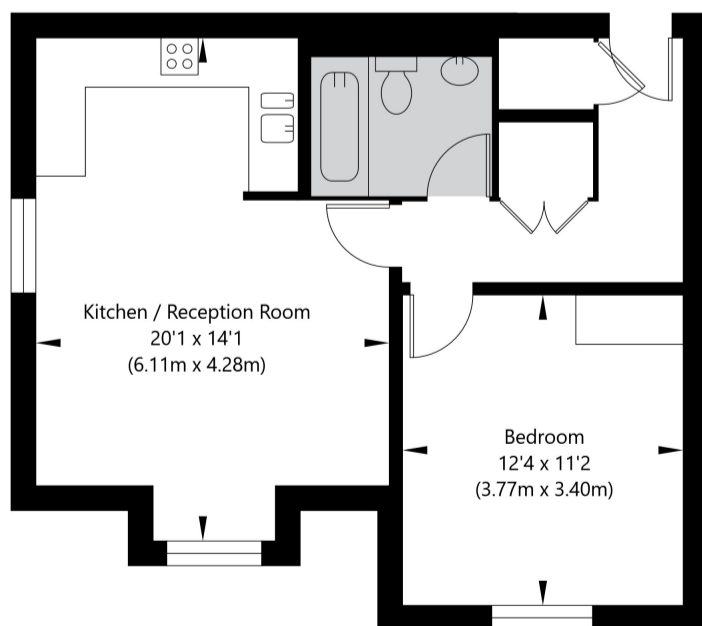




Westminster House, Hallam Close, Watford, WD24 4RJ

Third Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 48.59 SQ M / 523 SQ FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	78
	EU Directive 2002/91/EC	

APPROXIMATE GROSS INTERNAL FLOOR AREA 48.59 SQ M / 523 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 one bedroom top floor apartment is on the popular Reeds development, a short walk from Watford Junction Station and the town centre. Internally is a spacious double bedroom, a bathroom and modern fitted kitchen which is open plan, to the living room with dual aspect windows. This flat has an allocated parking space as well as visitors bays available, the property would make an excellent first time buy or buy to let investment.

Service Charge approx. £1,800pa; Ground Rent £200pa; 95 years remaining on lease.

Council Tax Band £1,987.82

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, entry phone system, large fitted storage cupboard plus cupboard with hot water tank, two ceiling lights.

Kitchen / Living Room

6.11m x 4.28m (20' 1" x 14' 1")

Kitchen:

Range of wall and base level units with wood look work top, integrated fridge freezer, electric hob, oven and extractor hood, sink /drainer. Space for washing machine, wood effect flooring and ceiling light.

Living Room:

Carpeted, dual aspect windows to front and side aspect, ceiling light and wall heater.

Bedroom

3.77m x 3.40m (12' 4" x 11' 2") Carpeted, fitted wardrobes, ceiling light, wall heater and window to the front aspect.

Bathroom

Part tiled walls, hand wash basin, panel bath with mixer tap and over head electric shower, extractor fan and ceiling light.