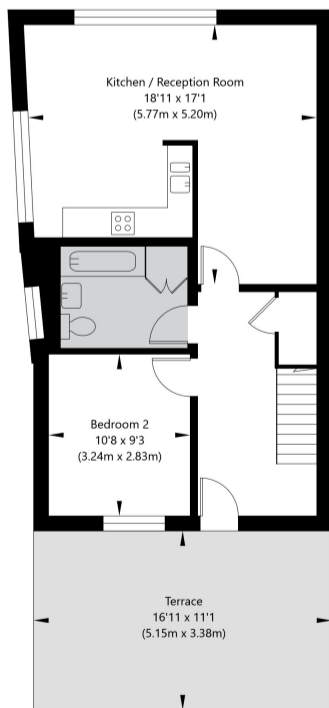
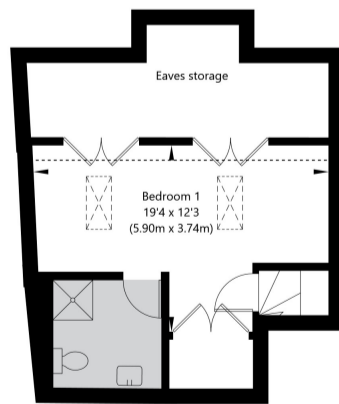




St Albans Road, Watford, WD24 4AU




First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 54.81 SQ M / 590 SQ FT



Second Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 24.39 SQ M / 262 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 79.2 SQ M / 852 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	





This spacious duplex, two bedroom, two bathroom apartment, is situated on the corner of St Albans Road and Yarmouth Road, close to Watford Junction Station and local amenities. The flat has its own entrance accessed from Yarmouth Road.

To the first floor is an entrance hall, leading to the second double bedroom, the family bathroom and the open plan kitchen/reception room. A stairway leads to the second floor, which comprises of a spacious master bedroom with ensuite shower room. There is also access to a shared outside terrace area, the flat is eligible for parking permits.

Lease:112 years remaining. Ground Rent: £250. Service Charge: £1800pa (variable)

Council Tax Band C £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 a representation or warranty in relation to this property

## ROOM DESCRIPTIONS

### Entrance Hall

Carpeted, ceiling light, understairs storage cupboard, entry phone system, electric wall heater.

### Family Bathroom

Tile effect flooring, part tiled walls, hand wash basin, low level W/C, panel bath with mixer tap, heated towel rail, ceiling light, storage cupboard with hot water tank, sash windows to side aspect.

### Kitchen/Reception Room

5.20m x 5.77m (17' 1" x 18' 11")

#### Reception Room:-

Carpeted, two ceiling lights, dual aspect sash windows to front and side aspects, two electric wall heaters.

#### Kitchen:-

Tile effect flooring, part tiled walls, range of white wall and base level units with contrast worktops plus sink/drain, integrated oven/electric hob and extractor hood, space for fridge/freezer and washing machine, ceiling light.

### Bedroom Two

2.83m x 3.24m (9' 3" x 10' 8") Carpeted, ceiling light, electric wall heater, window to rear aspect.

### Carpeted Stairway to First Floor

Landing space with ceiling light

### Bedroom One

3.74m x 5.90m (12' 3" x 19' 4") Carpeted, ceiling light, two velux windows, large built in wardrobe plus under eaves storage.

### En-suite Shower Room

Vinyl flooring, walk in shower cubicle, hand wash basin, low level W/C, ceiling light, heated towel rail and extractor fan.