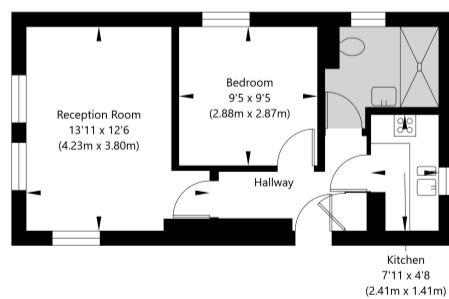



Elizabeth House, Hallam Close, Watford, WD24 4RD

First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX 36.12 SQ M / 389 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 36.12 SQ M / 389 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>		<b>78</b>
(55-68)	<b>D</b>	<b>63</b>	
(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 	





Very well presented and full of character, this one double bedroom apartment is situated on the popular Reeds Development with an allocated parking space and visitors bays, just a short walk to Watford Junction Station with fast trains reaching Euston in 15 minutes. Internally is an entrance hall, a bright and light filled living room / dining room with dual aspect windows, a double bedroom, a separate modern kitchen and stylish shower room with walk in shower and under floor heating. The property has many original features, including high ceilings, giving a feeling of space, and sash windows. The building has been converted from the original Victorian Orphanage and has beautiful, well maintained grounds and stunning architecture. Ideally located for commuters, this property would make a super first time buy or investment - early viewing is recommended.

Lease Length - 125 Years from 1st April 1994; Service Charge - £903.78 for 6 months from 1/10/23-31/03/24; Ground Rent £200pa

Council Tax Band C £1,897.32

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 of warranty in relation to this property

## ROOM DESCRIPTIONS

### Entrance Hall

Wood effect flooring, entry phone system, storage cupboard with hot water cylinder (approx 2 years old) and ceiling light.

### Reception Room

4.23m x 3.80m (13' 11" x 12' 6")  
Carpeted, dual aspect sash windows to front aspect, wall lights and eclectic wall heater.

### Bedroom

2.88m x 2.87m (9' 5" x 9' 5")  
Carpeted, sash window to side aspect, ceiling light and electric wall heater.

### Kitchen

2.41m x 1.41m (7' 11" x 4' 8")  
Wood effect flooring, part tiled walls, splash back and work top space. Range of white gloss wall and base level units, sink/drainage, integrated oven/hob and extractor hood, plus washer/dryer and fridge with freezer compartment. Ceiling light and window to side aspect.

### Shower Room

2.31m x 2.09m (7' 7" x 6' 10")  
Tiled floor, fully tiled walls, large walk in shower, hand wash basin with vanity unit, low level WC, heated towel rail, spot lights and window to rear aspect.

### Allocated Parking Space

Allocated parking space plus visitors bays