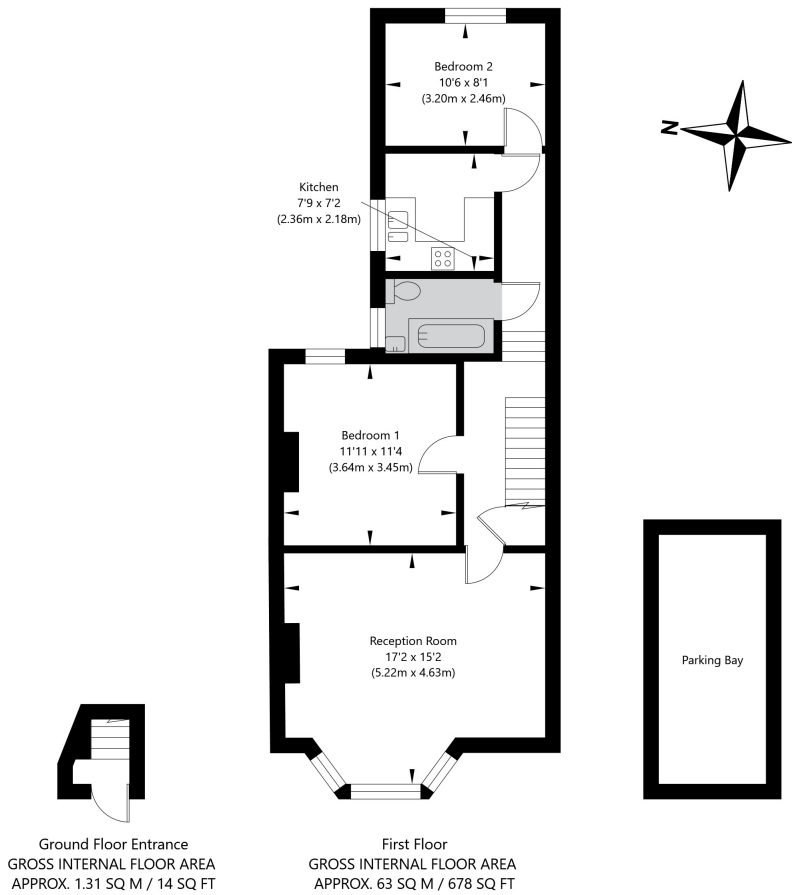




Westland Road, Watford WD17 1QR



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      | 65                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

APPROXIMATE GROSS INTERNAL FLOOR AREA 64.31 SQ M / 692 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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**\*CHAIN FREE\*** This two bedroom character Victorian conversion, is situated just minutes from Watford Junction station. The entrance lobby has a carpeted stairway leading to the landing, off of which, is a large reception room, two double bedrooms, a modern kitchen and the bathroom. The property has high ceilings and an original fireplace, private off street parking to the rear for one car, plus eligibility for parking permits and is available with no upper chain.

Council Tax Band C £1987.82

Lease length; 107 years remaining; Service Charge; maintenance and insurance is split between two flats, Ground Rent; £150pa

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 of give an representation or warranty in relation to this property.

ROOM DESCRIPTIONS

**Communal Entrance**

Door to flat

**Entrance Lobby**

Space for shoes and coats, carpeted stairway to landing, ceiling light, storage cupboard, access to loft space.

**Reception Room**

4.63m x 5.22m (15' 2" x 17' 2") Carpeted, bay window to front aspect, ceiling light, radiator, feature fireplace.

**Bedroom One**

3.45m x 3.64m (11' 4" x 11' 11") Carpeted, window to rear aspect, ceiling light, radiator.

**Bedroom Two**

2.46m x 3.20m (8' 1" x 10' 6") Carpeted, window to rear aspect, ceiling light, radiator.

**Kitchen**

2.18m x 2.36m (7' 2" x 7' 9") Tile effect flooring, part tiled walls, range of base and wall units, contrast worktops, integrated oven and electric hob plus extractor fan, sink/drainage, space for fridge/freezer, washing machine, wall mounted boiler, ceiling light, window to side aspect.

**Bathroom**

Tile effect flooring, fully tiled walls, panel bath with mixer tap, and overhead shower attachment, hand wash basin with vanity storage, low level W/C, spotlights, extractor fan, heated towel rail, window to side aspect.

**Parking**

Off street parking space to the rear.