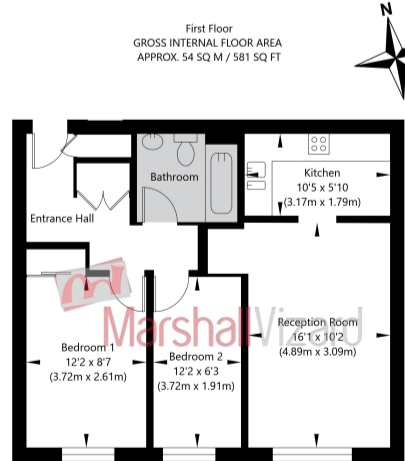




Canterbury House, Anglian Close, Watford



APPROXIMATE GROSS INTERNAL FLOOR AREA 54 SQ M / 581 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(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



This two bedroom, first floor apartment, is situated on the desirable Reeds development. Which is a short walk to Watford Junction Station and the Town Centre. The apartment comprises of an entrance hall with two storage cupboards, a spacious reception room, two bedrooms, one with built in wardrobes, a fitted kitchen and a bathroom. There are attractive communal grounds with residents parking and visitors bays. This property has no upper chain and would be an ideal investment property or a first time buy.

Ground Rent £100 per six months; Service Charge £842.34 1st Oct 22 - 31st March 23

Lease Length 125 years from April 1994.

Council Tax Band D £2,034.72

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

Entrance Hall

Carpeted, two ceiling lights, airing cupboard with hot water tank, storage cupboard for coats and shoes, entry phone system, electric wall heater.

Living Room

4.89m x 3.09m (16' 1" x 10' 2") Carpeted, window to front aspect, two ceiling lights and electric wall heater.

Kitchen

3.17m x 1.79m (10' 5" x 5' 10") Vinyl flooring, part tiled walls, range of grey base and wall level units, grey worktops, sink/drain, oven and ceramic hob with extractor fan, space for under counter washing machine, fridge and freezer.

Bedroom One

3.72m x 2.61m (12' 2" x 8' 7") Carpeted, window to front aspect, built in wardrobe, ceiling light, electric wall heater.

Bedroom Two

3.72m x 1.91m (12' 2" x 6' 3") Single room, carpeted, window to front aspect, ceiling light, electric wall heater.

Bathroom

2.17m x 1.90m (7' 1" x 6' 3") Vinyl flooring, part tiled walls, panel bath with overhead electric shower, hand wash basin, W/C, and extractor fan.