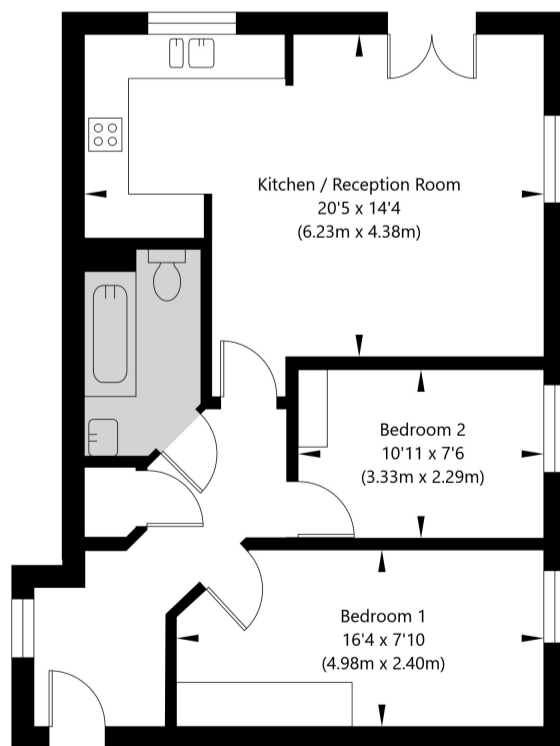




Baxter Road, Watford WD24 5AA

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 59.85 SQ M / 644 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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	

APPROXIMATE GROSS INTERNAL FLOOR AREA 59.85 SQ M / 644 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 well presented, bright and spacious, two double bedroom apartment is located on the first floor of this sought after development, located off of the North Western Avenue. The property is perfectly located for easy access to the M25, M1 and within a short drive of Watford Junction Station. The property comprises an entrance hall, open plan kitchen/reception room, two double bedrooms and a bathroom. In addition there is an allocated parking space, gas central heating and double glazing.

Lease; 99 years from 25/3/2013 Service Charge £1600pa
Ground Rent £250pa

Council Band C £1987.82

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, two ceiling lights, entry phone system, radiator, storage cupboard.

Open Plan Kitchen/Reception Room

4.38m x 6.23m (14' 4" x 20' 5")

Kitchen:-

Wood effect flooring, range of white gloss wall and base units with contrast worktop, integrated gas hob, oven and extractor hood, sink/drainage, space for fridge/freezer and washing machine, ceiling light, wall mounted Ideal boiler, window to side aspect.

Living Room:-

Carpeted, ceiling light, radiator, window to rear aspect and Julie balcony to side aspect.

Bedroom One

2.40m x 4.98m (7' 10" x 16' 4") Carpeted, ceiling light, radiator, window to rear aspect.

Bedroom Two

2.29m x 3.33m (7' 6" x 10' 11") Carpeted, ceiling light, radiator, window to rear aspect.

Bathroom

Wood effect flooring, part tiled walls, hand wash basin, panel bath with taps and overhead shower attachment, low level W/C, heated towel rail, ceiling light and extractor fan.