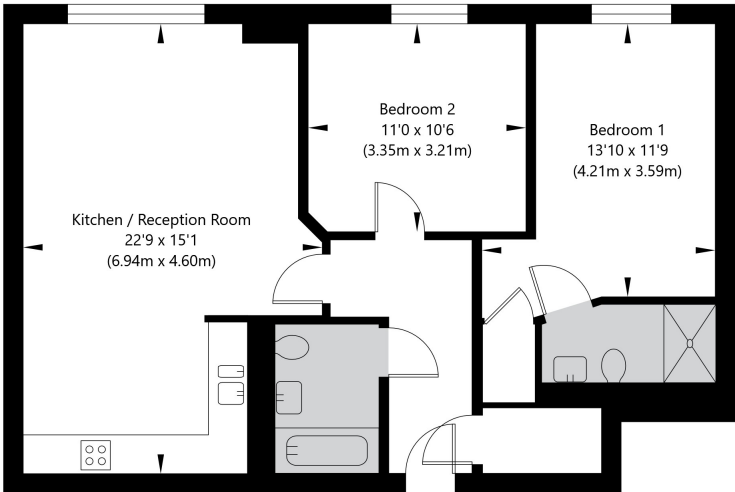




St Albans Road, Watford WD17 1BN

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 71.88 SQ M / 774 SQ FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	87
(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 71.88 SQ M / 774 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK



****CHAIN FREE**** This first floor, very well presented two bedroom/two bathroom apartment is in the popular Flanders Court development in central Watford. Well positioned for Watford Junction Station and Watford Town Centre with many shops, restaurants and cafes. The building has lifts and there is an allocated underground parking space. This property has no upper chain and would be an ideal purchase for a first time buyer or an investor.

Council Tax Band D £2,236.30

Lease length: 109 remaining; Service charge: £2,961 pa; Ground rent: £325

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 any representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Entrance Hall

Laminate wood effect flooring, video entry phone system, ceiling light, wall heater, large storage cupboard.

Reception Room Open Plan To Kitchen

6.94m x 4.60m (22' 9" x 15' 1")

Reception Room

Laminate wood effect flooring, ceiling light, wall heater, window to rear aspect.

Kitchen

Laminate wood effect flooring, range of wall and base level units with wood effect worktop, one and a half sink drainer, integrated fridge/freezer, electric hob, oven and extractor hood, space for washing machine, wall heater.

Bedroom One

4.21m x 3.59m (13' 10" x 11' 9") Laminate wood effect flooring, ceiling light, wall heater, window to rear aspect, door to en-suite and additional built in storage cupboard.

En-Suite Shower Room

1.98m x 1.49m (6' 6" x 4' 11") Tiled flooring, part tiled walls, hand wash basin, low level W/C, walk in shower, heated towel rail, ceiling light, extractor fan.

Bedroom Two

3.35m x 3.21m (11' 0" x 10' 6") Grey wood effect flooring, window to rear aspect, electric wall heater, ceiling light.

Bathroom

2.30m x 1.90m (7' 7" x 6' 3") Tiled Floor, part tiled walls, bath with mixer tap and shower attachment, low level WC, hand wash basin, heated towel rail, ceiling light and extractor fan.

Parking

Allocated underground parking space.