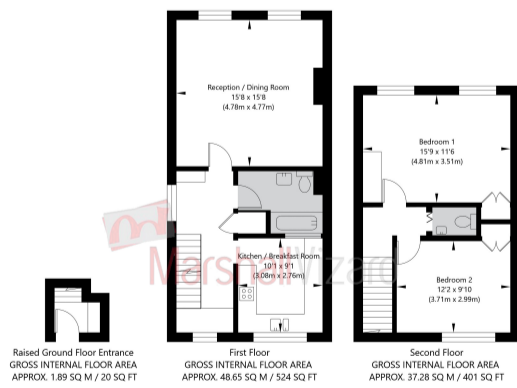




Fairlawns, Langley Road, Watford WD17 4UH



APPROXIMATE GROSS INTERNAL FLOOR AREA 87.82 SQ M / 945 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 rarely available, well presented and spacious two bedroom duplex apartment with its own private entrance, is located in the highly sought after area of Nascot Wood, just off Langley Road. Benefitting from a garage, residents and visitors parking, close to Watford Junction Station and M1, M25, A41 road links.

The property boasts spacious accommodation set over two floors comprising of, a private front entrance lobby with stairs to the first floor, where there is a spacious reception room/dining room, a modern kitchen/breakfast room and a bathroom, the second floor offers two double bedrooms and a separate WC. In addition, the property benefits from double glazing, gas central heating and is in close proximity to the shops and local amenities of the Nascot Wood area.

Council Tax Band D £2134.48

Lease Length 99 years from 2020; Service Charge £1,272 paid in two instalments; Ground rent £150pa

EPC Ordered.

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 Lobby

Ceiling light, storage/meter cupboard, radiator, carpeted stairway to first floor.

First Floor Landing

Window to side and front aspect, two storage cupboards, ceiling light, radiator, grey wood effect Karndean flooring.

Reception Room/Dining Room

4.77m x 4.78m (15' 8" x 15' 8") Carpeted, two radiators, ceiling light, two windows to rear aspect.

Kitchen/Breakfast Room

2.76m x 3.08m (9' 1" x 10' 1") Approximately three years old, grey wood effect Karndean flooring, range of wall and base level white gloss units, quartz worktops, integrated sink/drain, dishwasher, eye level oven, microwave and warming drawer, integrated hob with overhead pendant ceiling light/extractor, space for fridge/freezer and washing machine, feature radiator, ceiling light and window to front aspect.

Bathroom

Fully tiled floor and walls, spot lights, heated towel rail, hand wash basin, low level W/C, panel bath with mixer taps and overhead rain shower.

Stairway to Second Floor Landing

Carpeted, ceiling light, access to loft space via ladder.

Cloakroom

Laminate wood effect flooring, hand wash basin, W/C and ceiling light.

Bedroom One

3.51m x 4.81m (11' 6" x 15' 9") Wood flooring, two sets of fitted wardrobes, ceiling light, radiator and two windows to rear aspect.

Bedroom Two

2.99m x 3.71m (9' 10" x 12' 2") Wood flooring, fitted wardrobe, ceiling light, radiator and window to front aspect.