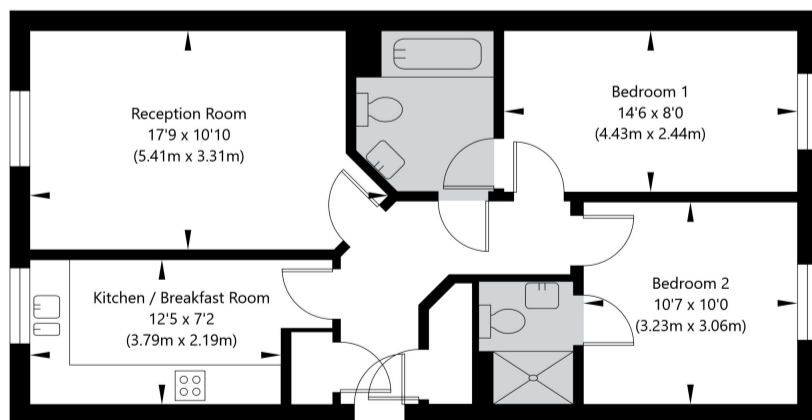




Priory Fields, Watford WD17 4YP

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 65.43 SQ M / 704 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 65.43 SQ M / 704 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
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****CHAIN FREE**** This exclusive, two double bedroom, second floor apartment, is located in a highly desirable, no through road, in Nascot Wood, very close to Nascot Wood Schools and a short walk to Watford Junction Station. The apartment has two double bedrooms, two bathrooms, a spacious living room, and a modern fitted kitchen. In addition, there is undercover allocated parking space and visitor parking available, plus it is set within attractive communal grounds and is sold with no upper chain.

Lease Length 155 years from 1 Feb 2006; Service Charge £1161.85 for six months; Ground Rent £137.50 for six months

Council Tax Band D £2,236.30

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 storage cupboards (one with hot water tank), video entry phone system two ceiling lights, electric heater.

Reception Room

3.31m x 5.41m (10' 10" x 17' 9") Carpeted, two ceiling lights, two electric heaters, window to side aspect.

Kitchen/Breakfast Room

2.19m x 3.79m (7' 2" x 12' 5") Tiled flooring, range of base and wall level units, wood effect work tops, one and a half sink drainer, integrated electric hob/oven and extractor hood, fridge freezer and washing machine, ceiling light, electric heater, window to side aspect.

Bedroom One

2.44m x 4.43m (8' 0" x 14' 6") Carpeted, ceiling light, electric heater, window to side aspect, door to ensuite.

Ensuite

Tiled flooring, hand wash basin with vanity unit, low level W/C, walk in shower cubicle, heated towel rail, extractor fan, shaver point.

Bedroom Two

3.06m x 3.23m (10' 0" x 10' 7") Carpeted, ceiling light, electric heater, window to side aspect.

Bathroom

Tiled flooring, part tiled walls, hand wash basin with vanity unit, low level W/C, panel bath with mixer tap and shower attachment, extractor fan and shaver point.