



Fairlawns, Langley Road, Watford, WD17 4UH



APPROXIMATE GROSS INTERNAL FLOOR AREA 86.86 SQ M / 935 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



A rarely available, two double bedroom duplex apartment which is very well presented, spacious and with a newly extended lease. The property is set over two floors comprising of, a private front door and entrance lobby with stairs to the first floor landing, this gives access to a large reception room/dining room, a modern kitchen and bathroom, the second floor offers two double bedrooms and a separate WC. In addition, the apartment has double glazing, gas central heating and is in close proximity to local shops and amenities of the Nascot Wood area. With a newly extended lease, plentiful parking in such a sought after location, early viewing is recommended for this duplex apartment.

Lease: newly extended to 177 years, Service Charge: £1,356pa, Ground Rent: Peppercorn.

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 of give an representation or warranty in relation to this property.

## ROOM DESCRIPTIONS

### Entrance Lobby

Storage / Meter cupboard, ceiling light, carpeted stairway to first floor.

### First Floor Landing

Wood flooring, spot lights, two large storage cupboards, radiator and window to front aspect.

### Reception Room

4.72m x 4.78m (15' 6" x 15' 8") Carpeted, spot lights, two radiators and two windows to rear aspect.

### Kitchen

2.76m x 3.02m (9' 1" x 9' 11") Porcelain floor tiles, part tiled walls, range of White gloss wall and base level units with plentiful work top space, sink / drainer. Integrated gas hob, oven and extractor hood, space for fridge freezer, dishwasher, washing machine and tumble dryer. Vaillant gas central heating boiler in cupboard, spot lights, radiator and window to front aspect.

### Bathroom

2.72m x 2.10m (8' 11" x 6' 11") Tiled floor, fully tiled walls, walk in shower with rain shower and hand held attachment, low level WC, hand wash basin with vanity storage, heated towel rail, ceiling light and extractor fan.

### Stairway to Second Floor Landing

Carpeted, ceiling light, storage cupboard and access to attic space.

### Bedroom One

3.53m x 4.78m (11' 7" x 15' 8") Carpeted, spot lights, radiator, built in storage cupboard and two windows to the rear aspect.

### Bedroom Two

2.93m x 3.70m (9' 7" x 12' 2") Carpeted, ceiling light, radiator, built in storage cupboard and window to front aspect.

### Upstairs W/C

Tiled floor, part tiled walls, hand wash basin, low level WC and ceiling light.