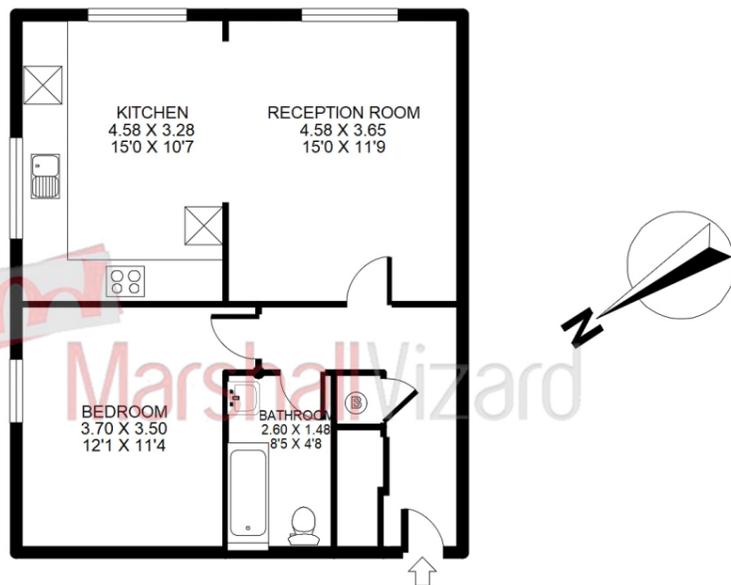




1 BEDROOM GROUND FLOOR APARTMENT, ANGLIAN CLOSE, WATFORD, WD24



TOTAL APPROX INTERNAL FLOOR AREA 57.6SQM/620SQFT.
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
AND SHOULD BE USED FOR THIS PURPOSE BY
PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		80
(39 to 54)	E	57	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



This one bedroom, character conversion apartment is in the sought after development of The Reeds, in Central Watford. The spacious accommodation comprises of a large double bedroom, open plan kitchen, good sized living room and a modern bathroom. Not only does this property benefit from exceptionally high ceilings and large original sash windows, in addition it has an allocated parking space and is within just 0.3 miles of Watford Junction Station, making this perfect for the busy London commuter. Ideal for a First Time Buyer or a Buy To Let Investor.

Lease 125 years from April 1994; Ground rent £100 per six months. Service charge £918.50 for period 1st April 2021 to 30th September 2021

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

Entry phone system, large storage cupboard, electric wall heater, second cupboard with hot water tank, laminate flooring, two ceiling lights.

Reception Room

3.65m x 4.68m (11' 9" x 15' 0") Laminate flooring, wall lights, large original sash windows, two electric wall heaters, high ceilings.

Kitchen

3.28m x 4.58m (10' 7" x 15' 0") Two large original sash windows, part tiled walls, vinyl flooring, electric wall heater, ceiling lights, wood effect wall and base level units, ample worktops, one and a half sink drainer, space for dishwasher, washing machine and fridge freezer, integrated oven, hob and extractor fan.

Bedroom

3.50m x 3.70m (11' 4" x 12' 1") High ceilings, laminate flooring. ceiling light, electric wall heater, large original sash windows to front aspect.

Bathroom

1.48m x 2.60m (4' 8" x 8' 5") Tiled flooring and walls., low level W/C, hand wash basin and vanity unit, panel bath with mixer tap and rain shower, heated towel rail, spot lights, wall light, extractor fan