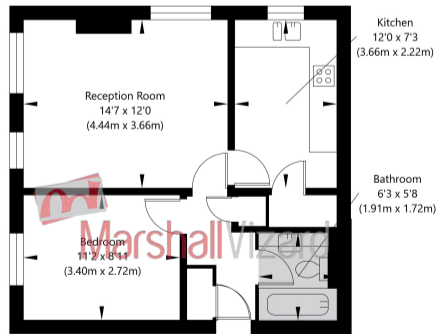




Ladys Close, Watford

Second Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 44.52 SQ M / 479 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 44.52 SQ M / 479 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Located on the doorstep of Watford Grammar School for Girls, this large, one bedroom, top floor apartment with a separate kitchen is a few minutes walk to Watford High Street Station. It is close to local amenities and the Atria shopping centre. The accommodation comprises of a large dual aspect living room, a separate kitchen, a double bedroom, hallway with a storage cupboard and a bathroom. Situated in a gated development with allocated parking and chain free, this one is not to be missed!

Lease 125 years from 1st Jan 1996; Ground Rent £122.59pa; Service Charge paid twice yearly, most recent bill £820.

Council Tax Band C £1,897.32

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

## ROOM DESCRIPTIONS

### Entrance Hall

Carpeted, access to attic space, entry phone system, two storage cupboards, one containing hot water tank and ceiling light.

### Reception Room

4.44m x 3.66m (14' 7" x 12' 0") Spacious with room for a dining table, carpeted, dual aspect windows to front and side, fireplace surround with electric fan heater, ceiling light and electric wall heater.

### Kitchen

3.66m x 2.22m (12' 0" x 7' 3") Large kitchen with vinyl flooring and part tiled walls, range of wall and base level units, ample worktop space, sink/drainage. Space for washing machine and fridge freezer, integrated electric oven and hob with extractor hood. Window to front aspect, large storage cupboard, electric wall heater and ceiling light.

### Bedroom

3.40m x 2.72m (11' 2" x 8' 11") Carpeted, window to front aspect, electric wall heater and ceiling light.

### Bathroom

1.91m x 1.72m (6' 3" x 5' 8") Part tiled walls, panel bath with mixer tap and shower attachment, low level WC, hand wash basin with vanity unit, low level WC, ceiling light and extractor fan.