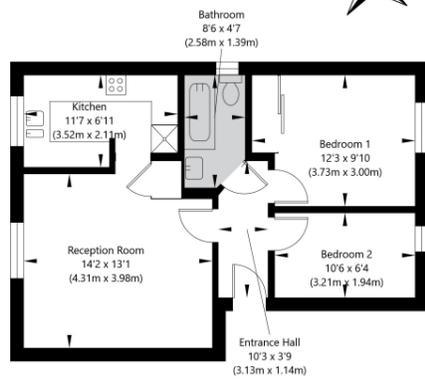




Courtlands Close, Watford, WD24 5GZ

Second Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 50.46 SQ M / 543 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 50.46 SQ M / 543 SQ FT  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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This top floor, two bedroom apartment is situated in a modern, purpose built development with ample parking for residents and visitors and is offered for sale with no onward chain. The spacious accommodation comprises of an entrance hall, a large living/dining room, a modern fitted kitchen, two bedrooms and a bathroom. This property benefits from a newly extended lease, attractive communal grounds and is close to the M1, M25 and major road links.

Lease 189 years from 24th June 1991; Ground Rent is Peppercorn (no charge); most recent service charge cost approx. £2,300pa.

Council tax band C - £1,808.63

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

3.13m x 1.14m (10' 3" x 3' 9") Carpeted, with entry phone system and access to attic space.

### Reception Room

4.31m x 3.98m (14' 2" x 13' 1") Bright and spacious. Carpeted with window to rear aspect, electric wall heater, ceiling light and storage cupboard containing hot water tank.

### Kitchen

3.52m x 2.11m (11' 7" x 6' 11") Tile effect flooring, part tiled walls, a range of beech coloured wall and base level units with contrast work tops and sink/drain. Space for washing machine, fridge freezer plus integrated electric oven and hob with extractor hood. Window to rear aspect.

### Bedroom 1

3.73m x 3.00m (12' 3" x 9' 10") Carpeted with window to front aspect, fitted wardrobes, electric wall heater and ceiling light.

### Bedroom 2

3.21m x 1.94m (10' 6" x 6' 4") Carpeted with window to front aspect, electric wall heater and ceiling light.

### Bathroom

2.58m x 1.39m (8' 6" x 4' 7") Laminate flooring, part tiled walls, panel bath with overhead electric shower, hand wash basin, low level WC, ceiling light, extractor fan and window to the side aspect.