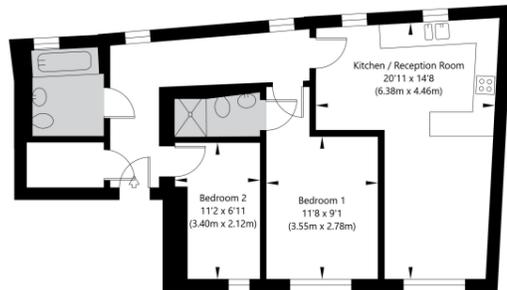




2 James Yard, Watford, WD17 2NT

Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 62.45 SQ M / 672 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 62.45 SQ M / 672 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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BRAND NEW two bedroom, two bathroom apartment, in an exclusive five apartment development just a stones throw from Watford Junction Station and the town centre. This contemporary apartment offers modern, open plan living and is accessed via a secure pedestrian gate.

The apartment comprises of a spacious entrance hall with large storage cupboard, a contemporary open plan kitchen/living room, two double bedrooms, the main bedroom with en-suite shower room, and a family bathroom. The apartment is set in a private courtyard with secure gated entry, perfect for commuters.

New 125 year lease to be issued on completion.

Service charge £1460pa; Ground rent £250pa

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



## ROOM DESCRIPTIONS

### Entrance Hall

L shaped entrance hall, with grey laminate wood effect flooring, large storage cupboard, video entry system, two windows to rear aspect, spot lights and electric wall heater.

### Open Plan Reception Room / Kitchen

6.38m x 4.46m (20' 11" x 14' 8")

#### Kitchen:

Tiled floor, range of base and wall level units, integrated fridge freezer, washer/dryer, dishwasher, electric oven and hob with extractor hood. Two windows to rear aspect, spot lights and electric wall heater.

#### Reception Room:

Carpeted, window to front aspect, spotlights and electric wall heater.

### Master Bedroom

3.40m x 2.78m (11' 2" x 9' 1") Carpeted, window to front aspect, ceiling light and electric wall heater. Door to en-suite.

### En-Suite Shower Room

2.39m x 1.40m (7' 10" x 4' 7") Tile effect flooring, part tiled walls, floating hand wash basin, walk in shower cubicle, low level WC, electric heated towel rail.

### Bedroom Two

3.40m x 2.12m (11' 2" x 6' 11") Carpeted, window to front aspect, ceiling light and electric wall heater.

### Bathroom

2.21m x 1.92m (7' 3" x 6' 4") Tile effect flooring, part tiled walls and quartz shelf, floating hand wash basin, panel bath with mixer tap, shaver point, low level WC, spotlights, electric towel heater and window to rear aspect.