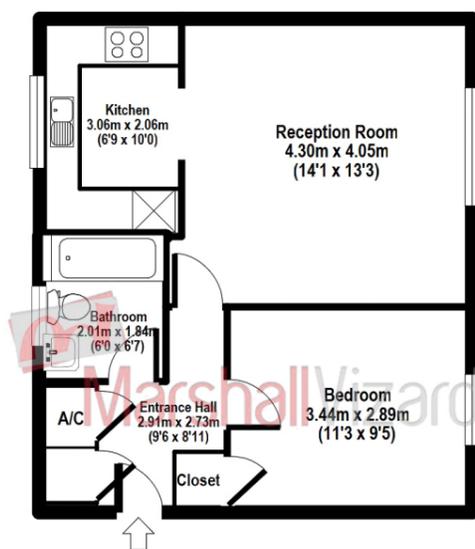




1 BEDROOM GROUND FLOOR APARTMENT, WHIPENDELL ROAD, WATFORD, WD18



42 sq. m / 453 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 to 100) <b>A</b>                        |                         |           |
| (81 to 91) <b>B</b>                         |                         |           |
| (69 to 80) <b>C</b>                         |                         |           |
| (55 to 68) <b>D</b>                         |                         |           |
| (39 to 54) <b>E</b>                         |                         |           |
| (21 to 38) <b>F</b>                         |                         |           |
| (1 to 20) <b>G</b>                          |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Wales &amp; N.Ireland</b>       | EU Directive 2002/91/EC |           |

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This ground floor, one bedroom apartment, on a gated development, is close to Watford town centre, hospital, and train stations. It has a large lounge, modern kitchen, a good size bedroom and a bathroom. There is ample storage, double glazing, an allocated parking space and visitor parking bays.

The flat is share of freehold; Lease length is a approx. 90 years; Current Service Charge £1284pa; No ground rent.

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

### Kennett Court

This apartment has a gated entrance, one allocated parking space and visitor parking bays.

### Hallway

2.91m x 2.73m (9' 7" x 8' 11") Ceiling light, carpeted, electric wall heater, two large storage cupboards, entry phone system.

### Bedroom

3.44m x 2.89m (11' 3" x 9' 6") Carpeted, ceiling light, electric wall heater, window to front aspect.

### Bathroom

2.01m x 1.84m (6' 7" x 6' 0") Tile effect flooring, part tiled walls, ceiling light, hand wash basin, low level W/C, panel bath with mixer tap and electric shower, extractor fan, window to communal garden.

### Living Room

4.30m x 4.05m (14' 1" x 13' 3") Spacious and bright, carpeted, ceiling light, electric wall heater, window to front aspect.

### Kitchen

3.06m x 2.06m (10' 0" x 6' 9") Part tiled walls, ceiling light, extractor fan, vinyl tile effect flooring, space for fridge/freezer, dishwasher and washing machine, integrated electric hob and oven, range of white, base and wall level units, wood effect worktops, ceramic sink with drainer, window to communal gardens.