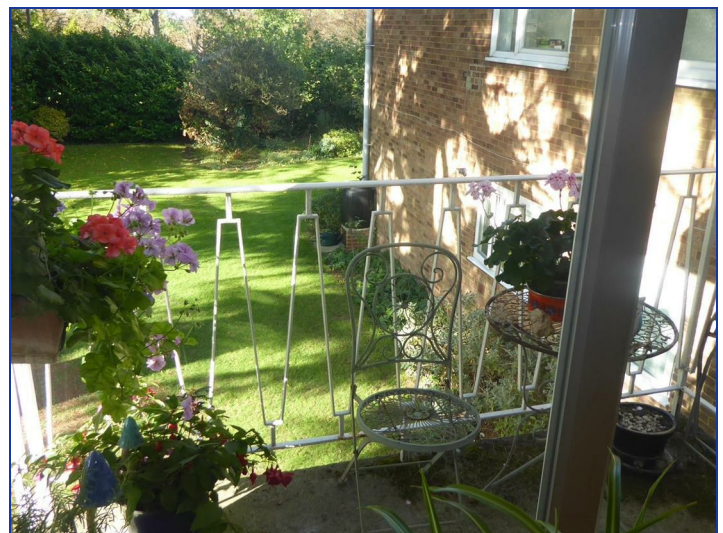




14 Manning Court, Eastbury Road, WD19 4PX £320,000 Leasehold - Share of Freehold



A SPACIOUS FIRST FLOOR FLAT WITHIN FIVE MINUTES WALK TO BUSHEY STATION OVERLOOKING PARKLAND. ACCOMMODATION COMPRISING, ENTRANCE HALL, ENTRYPHONE SYSTEM, LOUNGE WITH BALCONY, KITCHEN, TWO DOUBLE BEDROOMS AND BATHROOM, together with gas central heating, double glazing, COMMUNAL GARDENS AND GARAGE IN BLOCK. Situated in a popular residential location overlooking Oxhey Park and within easy reach of both Bushey Station (Euston Line) and Watford Town Centre. VIEWING RECOMMENDED.

- Entrance hall
- Balcony
- Two double bedrooms
- Gas central heating
- Communal gardens
- Lounge
- Kitchen
- Bathroom
- Double glazing
- Garage in block

ENTRANCE HALL

Receiver for entry phone system, built in storage cupboard.

LOUNGE

18'8" x 12'6"



Parquet flooring, double glazed doors to balcony.

LOUNGE VIEW



BALCONY



Views overlooking communal gardens.

KITCHEN

10'6" x 9'2"



Range of wall and base units, space for fridge/freeze and washing machine, four ring electric hob, oven below, part tiled walls, double glazed window.

KITCHEN VIEW



BEDROOM ONE

12'6" x 10'9"



Built in double wardrobe, double glazed window.

BEDROOM 1 VIEW



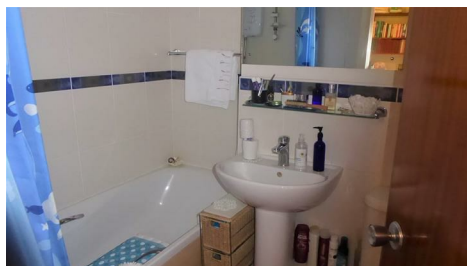
BEDROOM TWO

11'0" x 9'6"



Built in double wardrobe, double glazed window.

BATHROOM



Panelled bath with separate shower over, shower curtain and rail, pedestal wash hand basin, low level w.c., tiled walls, extractor fan.

OUTSIDE

Communal gardens. Garage in block.

COUNCIL TAX BAND

D

LEASE

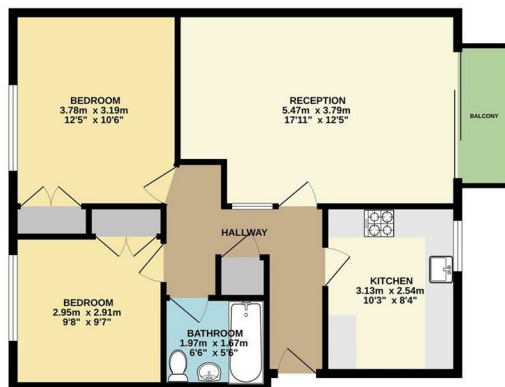
Our client advises us that they own a share of the freehold and the lease has approximately 964 years remaining and that the maintenance is £133.31 per month, but we will be unable to check this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

ENERGY EFFICIENCY RATING

C



FIRST FLOOR
64.2 sq.m. (691 sq.ft.) approx.



MANNING COURT
TOTAL FLOOR AREA: 64.2 sq.m. (691 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings and other items are approximate and are intended to give a general impression of the property. The floorplan is for illustrative purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Please see page 10 for further details.

FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information.

Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.