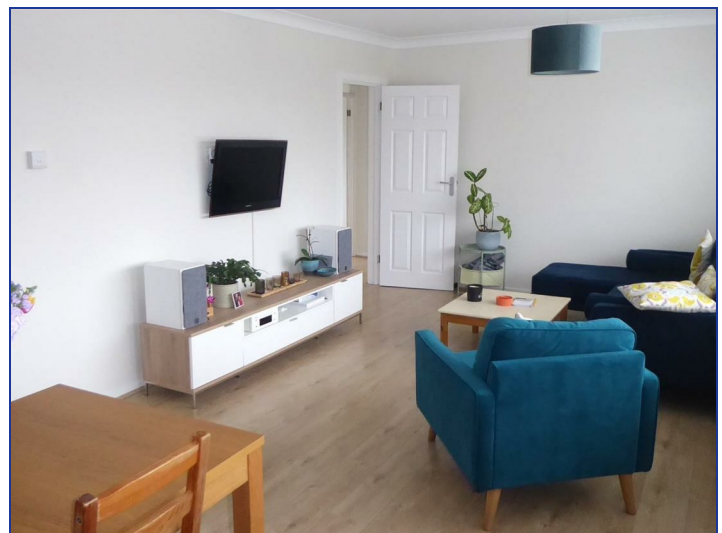




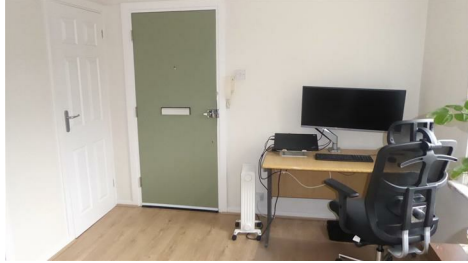
12 Watford Heath Farm, Pinner Road, Watford Heath, WD19 4ER

£399,950 Leasehold - Share of Freehold



A SPACIOUS TOP FLOOR FLAT WITH ACCOMMODATION COMPRISING, LARGE ENTRANCE HALL/STUDY, LOUNGE/DINING ROOM, RECENTLY INSTALLED KITCHEN, TWO DOUBLE BEDROOMS AND TWO BATHROOMS together with entry phone system, gas central heating, double glazing, communal gardens, residents parking and a garage in block. Situated in a residential location overlooking Watford Heath and within a short walk of Bushey Station (Euston Line), local shops and amenities. INTERNAL VIEWING RECOMMENDED.

ENTRANCE HALL/ STUDY
8'0" x 7'6"



Built in coats cupboard and large walk in storage cupboard, laminate flooring, double glazed window. Door to lounge.

LOUNGE/DINING ROOM
21'8" x 15'1"



Laminate flooring, door to inner hallway, double glazed windows with views overlooking Watford Heath.

LOUNGE/DINING ROOM 2



LOUNGE/DINING ROOM 3



LOUNGE/DINING ROOM VIEW



KITCHEN
14'6" x 8'8"



Extensive range of wall and base units, integrated fridge/freezer, washer/drier and dishwasher, electric hob with extractor hood, ovens within housing, wall mounted gas boiler concealed within cupboard, part tiled walls, tiled floor, inset spotlights, double glazed windows.

INNER HALLWAY
Laminate flooring.

BEDROOM ONE
11'9" x 10'11"



Laminate flooring, double glazed windows.

BEDROOM TWO
11'6" x 10'11"



Laminate flooring, double glazed windows.

BATHROOM



Panelled bath, wall mounted wash hand basin, low level w.c., part tiled walls, tiled floor, double glazed frosted window.

SHOWER ROOM



Large walk in shower cubicle, wash hand basin with vanity unit, low level w.c., with concealed cistern, towel rail radiator, extractor fan, inset spotlights, tiled walls and floor.

OUTSIDE

Communal gardens, GARAGE in block.

LEASE DETAILS

Our client advises us that they own a share of the Freehold and the lease has approximately 977 years remaining and that the service charge is £140.00 per month including building insurance, 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

D

COUNCIL TAX BAND

D



SECOND FLOOR
86.5 sq.m. (931 sq.ft.) approx.



WATFORD HEATH FARM
TOTAL FLOOR AREA: 86.5 sq.m. (931 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Made with Metreplan 12/2004

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.