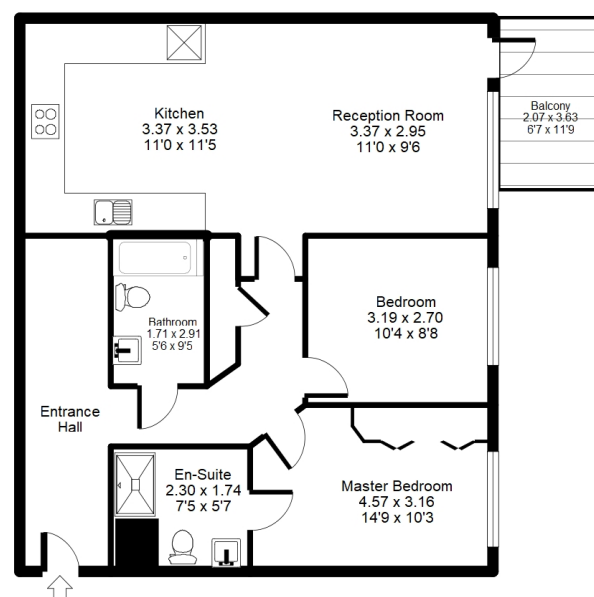




1st Floor 2 Bedroom 2 Bathroom Apartment, Catalonia Apartments, Watford, WD18



Total approx internal floor area 73.3m2 (788sq.ft).

This floor plan is for illustrative purposes only and should be used only for this purpose by prospective applicants as it is not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	83	84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		



Located within the highly desirable Cassio Metro development, is this bright and spacious two bedroom, two bathroom apartment. The development also benefits from an on site concierge service, along with a residents only leisure suite, with swimming pool & gym. It is very close to the Metropolitan Tube Stations and is in easy reach of Cassiobury Park. The accommodation comprises of a large hallway with a versatile storage area and storage cupboard, leading on to a bright living room with fitted kitchen. Off the hallway is a family bathroom, two double bedrooms, one benefitting from an en-suite shower room. The apartment comes with a good sized balcony and allocated parking for one car. The lease has 106 years remaining, ground rent is £275 per year and service charge approximately £262 per month.

- 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

Carpeted, alcove for storage and an additional storage cupboard, ceiling lights and two radiators.

Living Room

3.37m x 2.95m (11' 1" x 9' 8") Spacious living room, carpeted, two ceiling lights, two radiators, large window plus door leading out to balcony.

Kitchen

3.37m x 3.53m (11' 1" x 11' 7") A modern kitchen with a range of base and wall units, plentiful work surfaces, tiled floor, sink with drainer, integrated fridge freezer, microwave and oven with electric hob/extractor fan. Space for washing machine and dishwasher.

Master Bedroom

4.57m x 3.16m (15' 0" x 10' 4") A large bright bedroom with built in wardrobe, carpet, ceiling light, radiator and window. Door to:-

En-Suite

2.30m x 1.74m (7' 7" x 5' 9") Tiled floor and part tiled walls, spot lights, heated towel rail, hand wash basin, low level WC and walk in shower cubicle.

Bedroom 2

3.19m x 2.70m (10' 6" x 8' 10") Bright spacious room, carpeted, ceiling light, radiator and window.

Bathroom

2.91m x 1.71m (9' 7" x 5' 7") Tiled floor and part tiled walls, spotlights, hand wash basin, low level WC, bath with mixer tap and shower attachment and heated towel rail.

Balcony

Wooden decking, room for table and chairs with a lovely outlook.