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# Temptation comes in many forms...



Watford

GUIDE PRICE £300,000

# Watford

## GUIDE PRICE

£300,000

Situated in the heart of Leavesden with local parks and shops on your doorstep is this modern apartment. Beautifully presented and finished to an exceptionally high standard the property briefly comprises an open-plan kitchen/reception room, two double bedrooms and a family bathroom.



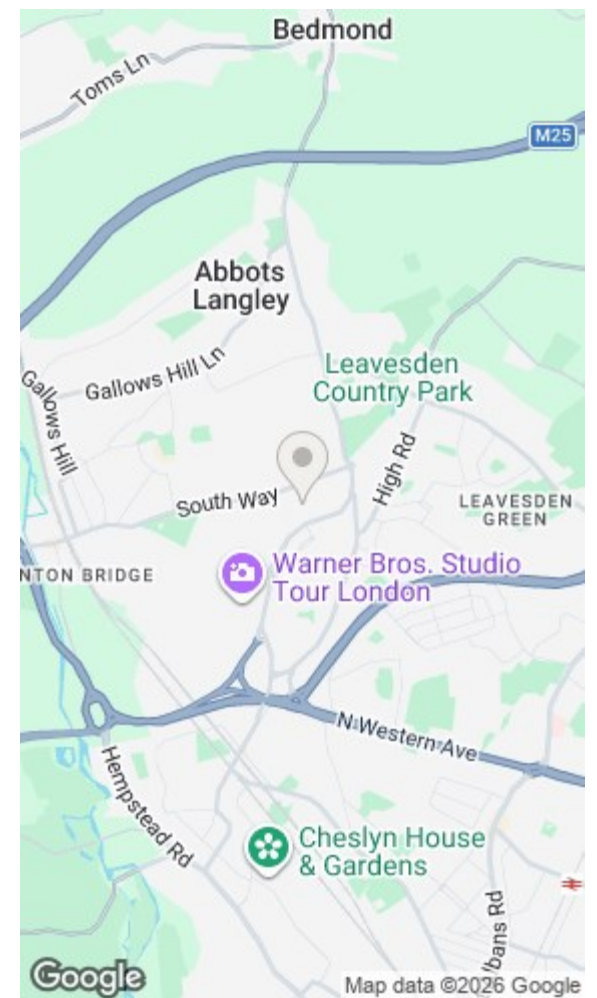
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### Ground Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



Total area: approx. 69.4 sq. metres (747.3 sq. feet)



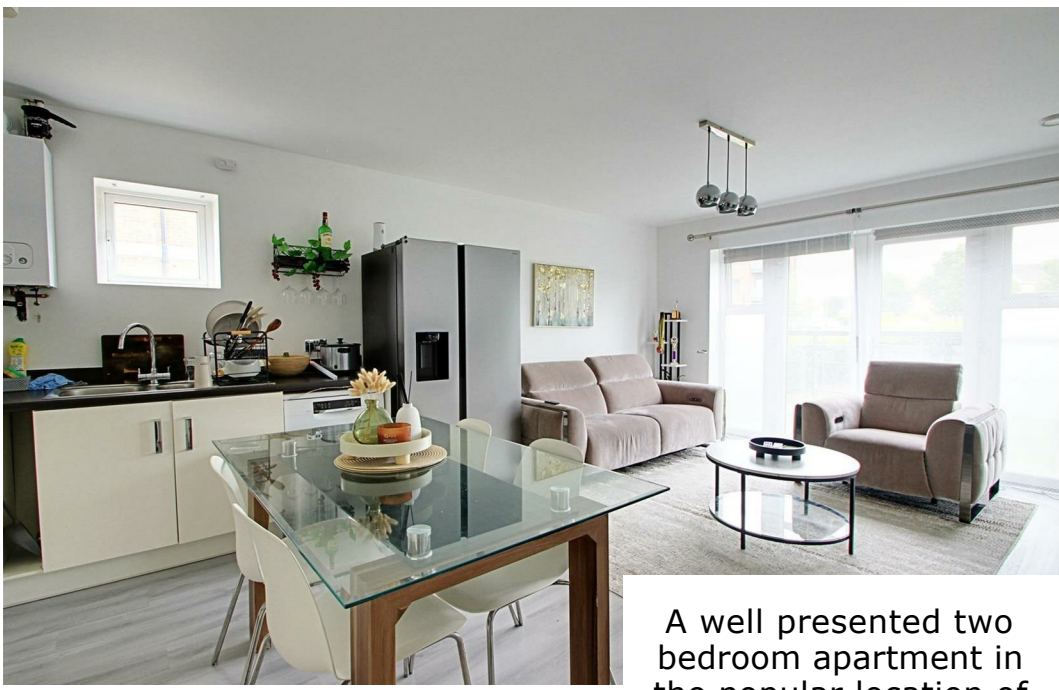
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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A well presented two bedroom apartment in the popular location of Leavesden



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#### The Accommodation

On entering the property the spacious hallway provides access to all accommodation. The open-plan kitchen/reception room is a generous space with the kitchen being fully fitted with integrated appliances. Both bedrooms are generous doubles with the main bedroom benefiting from built-in wardrobes. The bathroom is fitted with a white three-piece suite comprising bath with shower over, WC and wash hand basin. The property is beautifully presented and has been upgraded within the last 12 months to include new flooring throughout, new light fixtures and a new boiler amongst other improvements.

#### Outside

The property comes with one allocated space within the communal car park. Additionally there are visitor spaces. Locally there are a variety of parks and shops.

#### The Lease

We are advised that the lease terms are as follows:

Lease length: 87 years remaining  
Service Charge & Ground Rent: £199 per month

#### The Location

The property is located in the highly regarded Leavesden studios village development, which is just on the borders of both Abbots and Kings Langley villages. The development consists of a wide range of property from starter homes to large detached properties and is within close proximity to Watford town centre and the Warner Brothers Studio famous for its involvement in the Harry Potter movies. Also with in the development is a range of shops including a supermarket, restaurant, pharmacy and coffee shop. There is also a range of transport links within close proximity, to include the M25/M1/A41 and Watford Junction

#### Agent's Information for Buyers

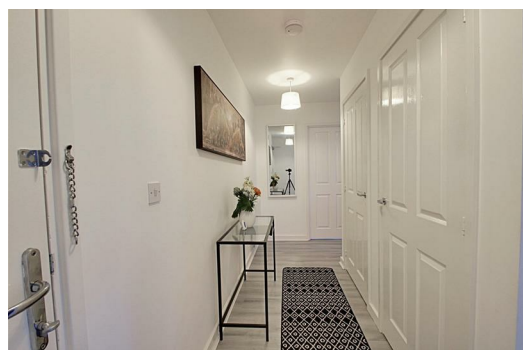
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter

#### negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID and proof of funds.



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