



32 Ransom Close, The Gables, WD19 4NG Offers In Excess Of £200,000 Leasehold



A FIRST FLOOR WARDEN ASSISTED RETIREMENT FLAT WITH ACCOMMODATION COMPRISING : ENTRANCE HALL, LOUNGE, KITCHEN, TWO BEDROOMS, SHOWER ROOM, COMMUNAL GARDENS AND COMMUNAL AREAS. Situated in a residential cul de sac location with access to Watford Town Centre, shops and amenities. VIEWING RECOMMENDED.

- Entrance hall
- Kitchen
- Shower room
- Communal gardens
- Lounge
- Two bedrooms
- Communal areas
- Parking

ENTRANCE HALL

Large built in storage cupboards.

LOUNGE

17'7" x 12'6"



Wall mounted electric heater, opening to kitchen, double aspect with double glazed windows to side and front.

LOUNGE VIEW



KITCHEN

12'6" x 7'0"



Range of wall and base units, four ring electric hob, electric oven, spaces for fridge/freezer, part tiled walls, double glazed window.

BEDROOM ONE

12'9" x 9'6"



Built in wardrobe, wall mounted electric heater, double glazed window.

BEDROOM ONE VIEW



BEDROOM TWO

11'5" x 7'6"



Wall mounted electric heater, double glazed window.

SHOWER ROOM



Tiled shower cubicle, low level w.c., pedestal wash had basin, part tiled walls, extractor fan.

COMMUNAL LOUNGE/KITCHEN



OUTSIDE

Communal gardens, residents parking.

N.B.

There are communal areas open to all residents.

LEASE DETAILS

Our client advises us that the lease has approximately 64 years remaining and that the maintenance is £251.58 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.

COUNCIL TAX BAND

D

ENERGY EFFICIENCY RATING



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.