

# Oliver & Akers

**Farriers Way, Watford, Herts, WD25**



Newly built in 2019, this TWO BEDROOM, TWO BATHROOM FLAT is beautifully presented throughout. This modern home which benefits from TWO ALLOCATED PARKING SPACES and a SECURE COMMUNAL GARDEN FOR RESIDENTS TO ENJOY is situated in GREAT LOCATION. With HIGHLY SOUGHT AFTER SCHOOLS NEARBY and GREAT ROAD AND RAIL LINKS . Available 1st Dec

- Top Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- Secure Communal Gardens
- Two Parking Spaces
- Close to Sought after Schools
- Great Transport Links
- Available 1st December

**£1,695 per month**

# Farriers Way, Watford, Herts, WD25

## Accommodation Comprises

### Entrance Lobby

### Entrance Hall

### Open Plan Living Area 20'8" x 11'3" (6.30m x 3.43m)

### Bedroom One 11'0" x 10'4" (3.35m x 3.15m)

### Bedroom Two 10'2" x 9'6" (3.10m x 2.90m)

### Exterior

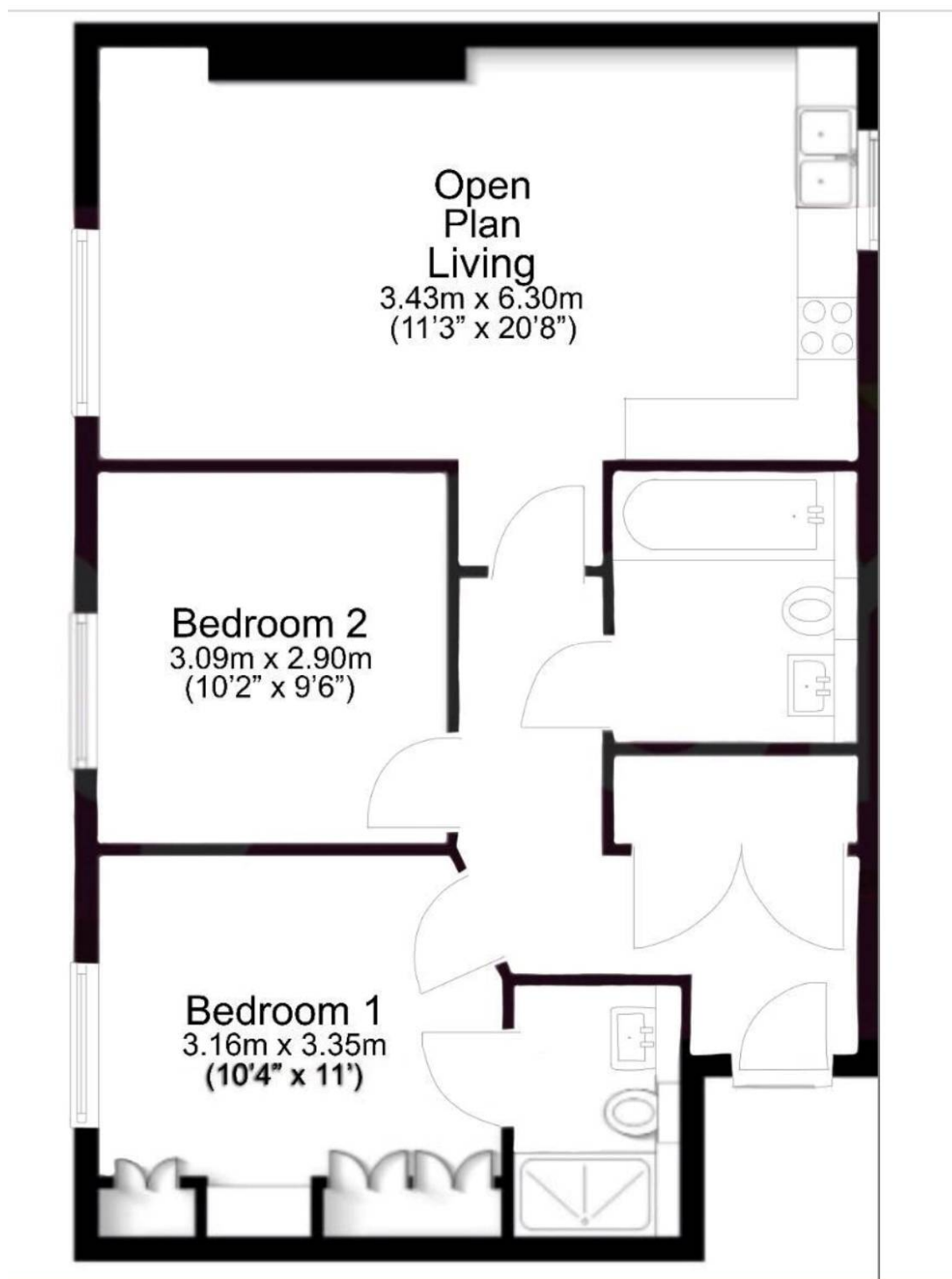
### Communal Gardens

Private and secure communal garden

### Parking

Allocated parking for two vehicles





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.