



29 The Gables, Ransom Close, Oxhey, WD19 4NG £200,000 Leasehold



A FIRST FLOOR WARDEN ASSISTED RETIREMENT FLAT WITH ACCOMMODATION COMPRISING : ENTRANCE HALL, LOUNGE, KITCHEN, TWO BEDROOMS, SHOWER ROOM, RESIDENTS PARKING, COMMUNAL GARDENS, COMMUNAL LOUNGE AND DINING AREAS. Situated in a residential cul de sac location with access to Watford Town Centre, Bushey Station (Euston Line), shops and amenities. VIEWING RECOMMENDED. NO CHAIN.

- Entrance hall
- Kitchen
- Shower room
- Residents parking
- Lounge
- Two bedrooms
- Communal gardens
- Communal reception areas

ENTRANCE HALL

Hardwood entrance door, built in storage cupboards housing hot water cylinder, wall mounted night storage heater.

space for washing machine, four ring electric hob, electric oven within housing, breakfast bar, part tiled walls, double glazed window.

hand basin with vanity unit, part tiled walls, extractor fan.

LOUNGE

17'9" x 12'1"

BEDROOM ONE

13'0" x 9'6"

OUTSIDE

Communal gardens and residents parking spaces.



LEASE DETAILS

Our client advises us that the lease has approximately 70 years remaining and that the maintenance is £200.00 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.

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

Range of fitted wardrobes, wall mounted night storage heater, double glazed window.

COUNCIL TAX BAND

D

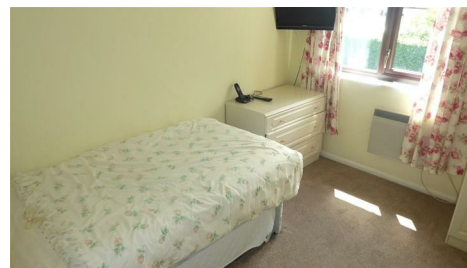
ENERGY EFFICIENCY RATING

C

LOUNGE VIEW

BEDROOM TWO

11'3" x 7'6"



KITCHEN

11'8" x 7'1"

Wall mounted night storage heater, double glazed window.

SHOWER ROOM

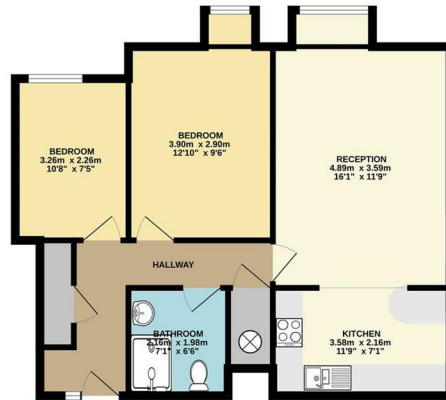


Range of wall and base units, stainless steel sink unit, integrated fridge/freezer,

Tiled shower cubicle, low level w.c, wash



FIRST FLOOR
62.6 sq.m. (674 sq.ft.) approx.



THE GABLES
TOTAL FLOOR AREA: 62.6 sq.m. (674 sq.ft.) approx.
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.

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.
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