

# Junction Court,Watford WD17 1AP

Not for marketing purposes INTERNAL USE ONLY

***welcome to***

## Junction Court, Watford

*PARKING INCENTIVE NOW AVAILABLE*

Stunning 2 bed apartment on the 5th floor which exudes high quality, boasting a bespoke kitchen, private terrace and 100m from Watford Junction Station.







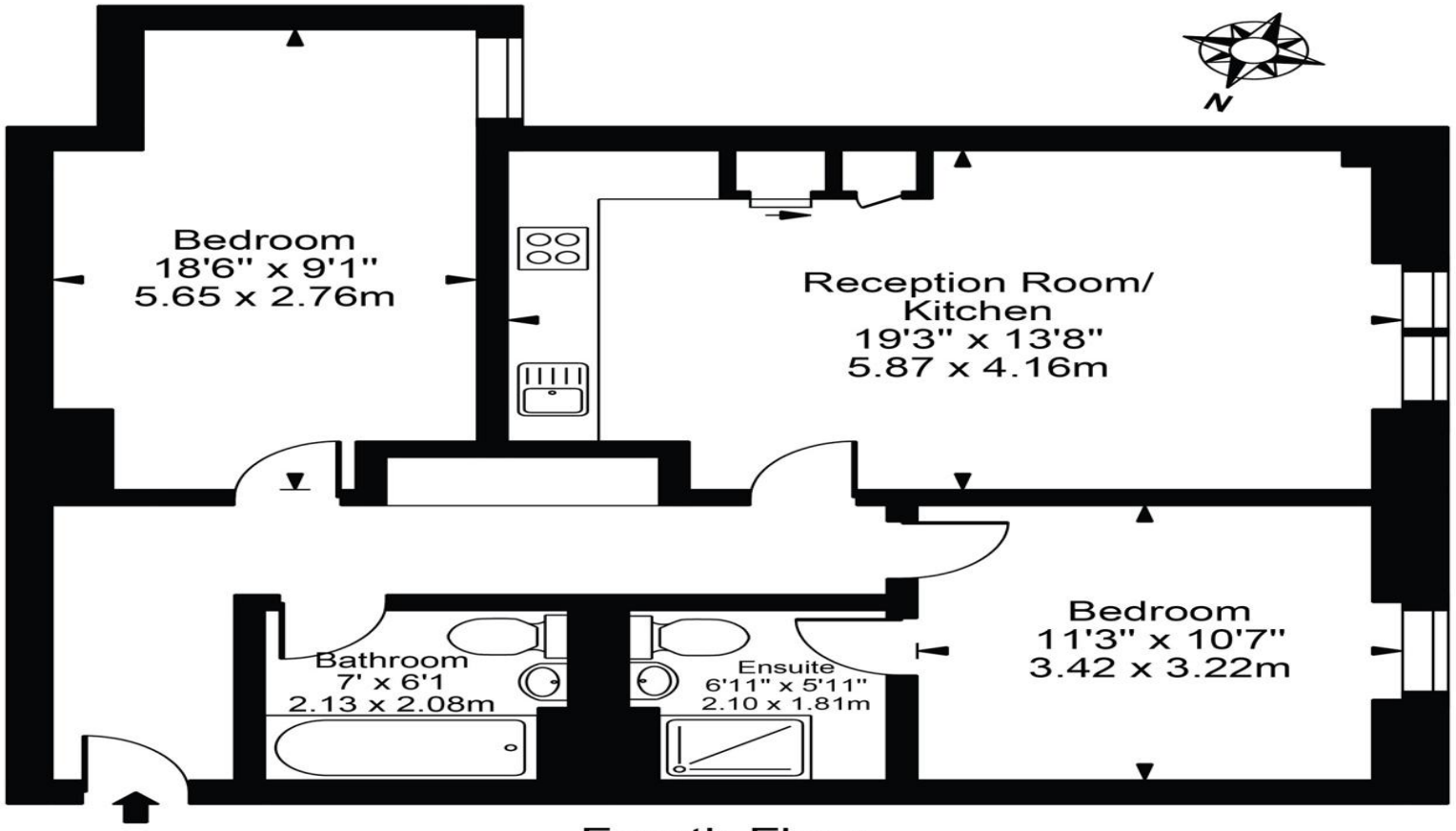






# Junction Court,
# Station Road, WD17 1AP

Approx. Gross Internal Area 772 Sq Ft - 71.72 Sq M




## Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

*welcome to*

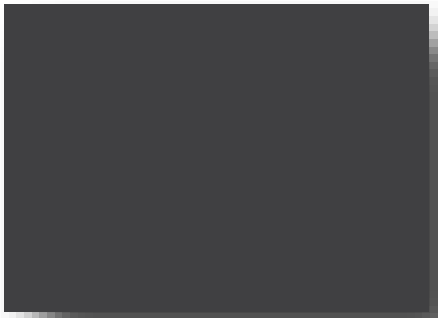
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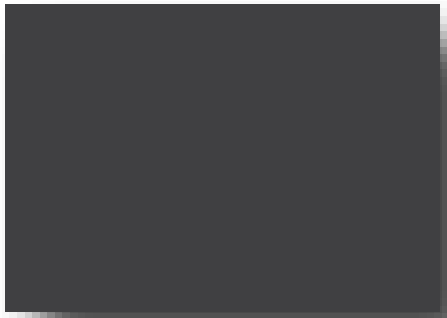
- *Parking Incentives Available*
- Private Terrace
- Shared Rooftop Garden
- Ready to Move In
- High - Specification Apartment

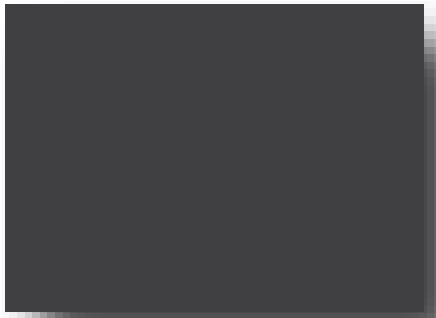
Tenure: Leasehold EPC Rating: Exempt
Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## £350,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WAF105432 - 0001

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**01923 248861**

watford@brownandmerry.co.uk

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**brownandmerry.co.uk**

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