

OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Lockhart Road, Watford, Herts, WD17



A bright and spacious two bedroom, two bathroom apartment situated in this desirable location in the heart of Nascot Wood within walking distance of the junction station. Residents have use of the onsite gymnasium and allocated parking for one car.

Offered CHAIN FREE!!

- Two Bedrooms
- Two Bathrooms
- Large Lounge
- Kitchen
- Bathroom
- Communal Gym
- Allocated Parking
- Chain Free

£315,000 Leasehold

Lockhart Road, Watford, Herts, WD17

Accommodation Comprises

Entrance Hall

Lounge **15'3" x 11'9" (4.65m x 3.58m)**

Kitchen Area **10'0" x 5'10" (3.05m x 1.78m)**

Bedroom One **13'2" x 10'0" (4.01m x 3.05m)**

En-Suite Shower Room

Bedroom Two **10'9" x 9'6" (3.28m x 2.90m)**

Bathroom

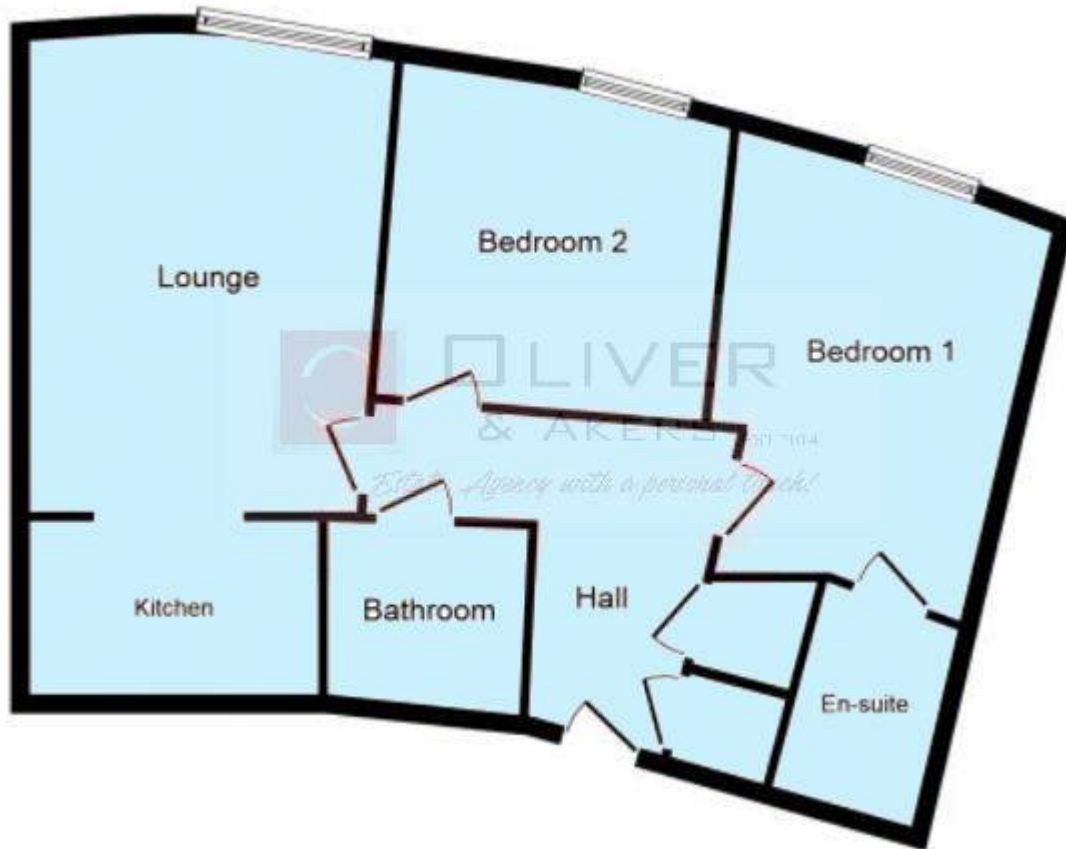
Exterior

Allocated Parking

Communal Gardens

Communal Gym





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England, Scotland & Wales		EU Directive 2002/91/EC	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.