





A ONE DOUBLE BEDROOM SECOND (TOP) FLOOR FLAT IN THIS GATED DEVELOPMENT - CHAIN FREE SALE

Silas Court is a modern, well maintained and unique development that is within a short walk to both Watford Junction and the town centre. In our opinion, this low maintenance property is perfect for either first time buyers or buy to let investors.

Accommodation consists of an entrance hallway, reception room that is open plan to a modern fitted kitchen with integrated appliances, double bedroom and a large bathroom.

This leafy gated development has well tended communal gardens and residents and guests access the apartments via a smart reception area that overlooks a central pond with water feature.



KEY FEATURES

- Lease term: 138 years remaining
- Service charge inc building insurance & reserve fund: £3179.28 per annum
- Ground rent: £429.34 per annum
- Gated allocated parking plus visitor spaces
- Video entry phone security
- Resident's gymnasium
- Two lifts



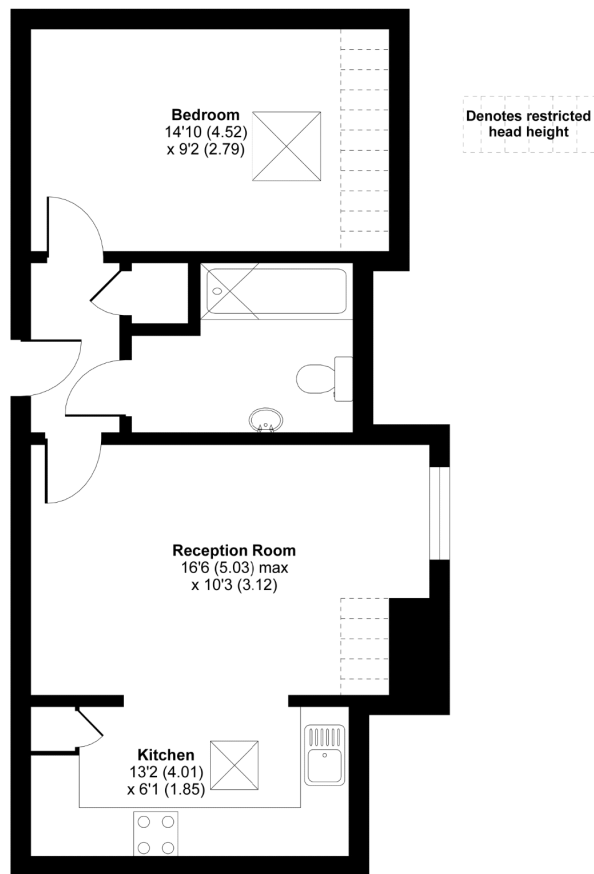
Lockhart Road, Watford, WD17

Approximate Area = 468 sq ft / 43.5 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 494 sq ft / 45.9 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Salters Residential. REF: 769432

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.