



Hallam Close Watford, Hertfordshire WD24 4RL £265,000

Coopers are delighted to present this chain-free two-bedroom apartment, situated within the prestigious Reeds Development. The accommodation consists of a welcoming hallway with ample storage cupboards, two well-proportioned bedrooms, a modern bathroom, and a spacious lounge with an archway leading through to the kitchen. Further benefits include an allocated underground parking space and beautifully landscaped communal gardens.

NOTICE -

1. These particulars are provided for guidance only and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct, but should not be relied upon as statements of fact.
3. Prospective purchasers or tenants must satisfy themselves as to the accuracy of the information by inspection, survey, searches, enquiries or otherwise.
4. All measurements are approximate and for guidance only and should be rechecked before incurring any expense.
5. The agent has not tested any services, systems, appliances, fixtures or fittings and purchasers are advised to have these checked by a suitably qualified person.
6. Any reference to planning permission, building regulations or other consents does not confirm that such consents have been obtained.
7. Photographs are for illustrative purposes only and may not fully represent the property.
8. Lease details, service charges and ground rent (where applicable) have been provided by the seller and should be verified by the purchaser's solicitor prior to exchange of contracts.
9. In accordance with Anti-Money Laundering Regulations, successful applicants will be required to provide proof of identity and address.

- 2 Bedroom Apartment





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
79	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
75	77
England & Wales	
EU Directive 2002/91/EC	

