

**Osprey Close, Falcon Way,
Garston, Watford, HERTS, WD25 9AR**



Clements Estate Agents are delighted to offer this lovely one double bedroom top floor luxury apartment situated in this sought after location. The property offers a good range of features including good decorative order with a modern fitted kitchen and bathroom, loft access, allocated parking for two cars, long lease and a sought after location set within easy reach of Garston Train Station. VIEWING ESSENTIAL!

£225,000 - Leasehold

- Luxury Apartment
- Second Floor
- One Double Bedroom
- Good Decorative Order
- Convenient Location
- Allocated Parking for 2 Cars
- Long Lease
- Viewing Essential

Please call **01442 214151** for an appointment to view this property

Falcon Way Garston Watford HERTS

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COMMUNAL ENTRANCE

Security entrance door with entry phone system, stairs to the second floor. Door to:-

ENTRANCE HALLWAY

Well decorated with doors to rooms, loft access, fitted carpet.

LOUNGE/DINER 16' 2" x 12' 10" (4.93m x 3.91m)

Very well decorated with a large bay window to front, further window to front, fitted carpet, electric wall mounted heater, wall mounted security entry phone, archway to:-

KITCHEN 6' 11" x 6' 8" (2.11m x 2.03m)

A modern fitted kitchen comprising a range of wall and floor mounted units, roll top work surfaces with fitted sink and drainer, built in stainless steel electric oven and hob, plumbing and space for a washing machine, space for fridge freezer, part tiled walls.

BEDROOM 13' 3" x 9' 1" (4.04m x 2.77m)

Very well decorated with a window to front, electric wall mounted heater, fitted carpet.

BATHROOM

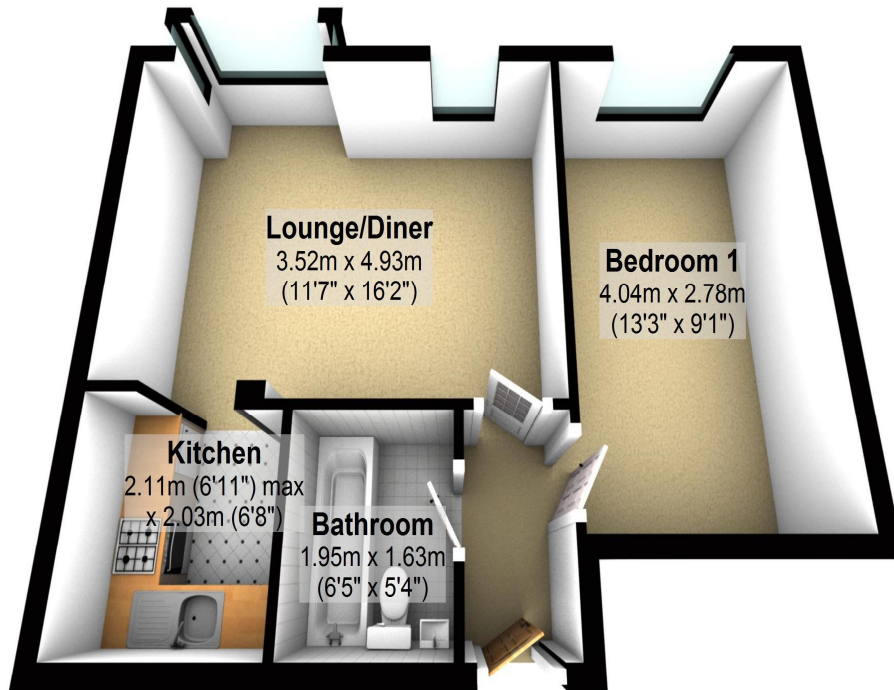
A very well decorated modern bathroom comprising a panel enclosed bath with mixer taps and wall mounted shower over, fitted shower screen, wash hand basin with vanity unit under, low level WC, tiled walls, extractor fan.

OUTSIDE

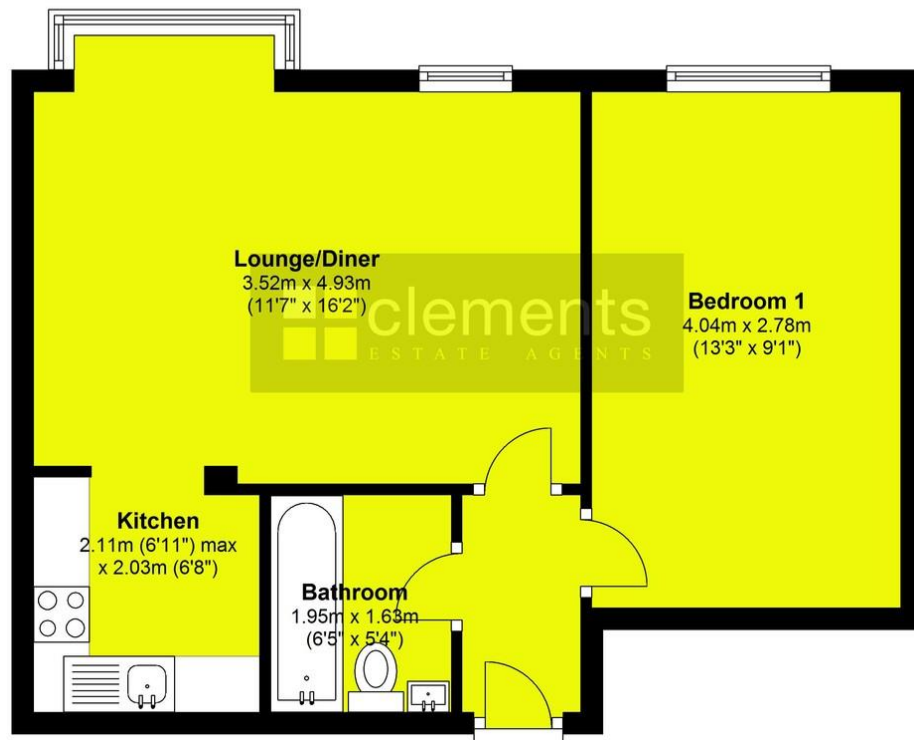
Allocated parking for two cars.



Ground Floor



Ground Floor



Viewing Arrangements

Viewings strictly being by appointment only, if you would like to view this property then please contact Clements Estate Agents, phone lines open from:-

9am – 6pm Monday, Tuesday, Wednesday

9am – 7pm Thursday, Friday

9am – 4pm Saturday

11am – 3pm Sunday

Disclaimer

- **1, MONEY LAUNDERING REGULATIONS 2003** – 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 a 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. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interests to check the working condition of any appliances.
- 6. Clements Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.