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GRASMERE CLOSE, WATFORD - £220,000
1 Bedroom Ground Floor Apartment

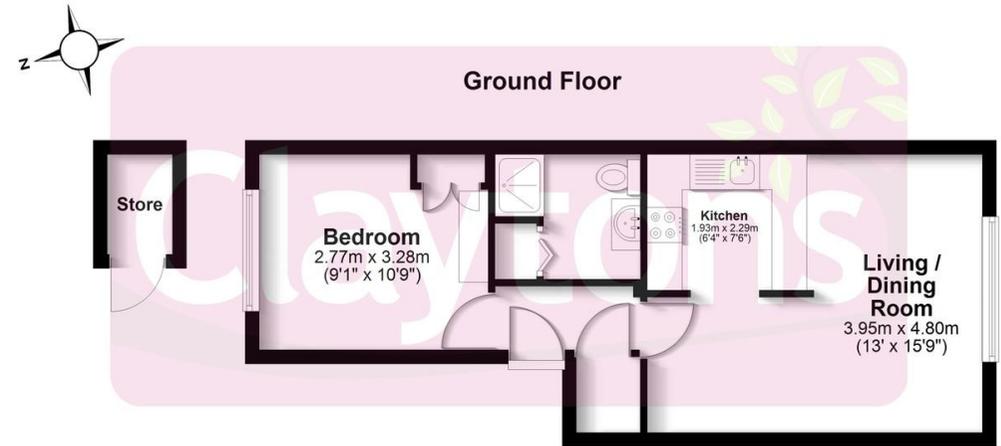


Chain free and offered with a new lease on completion!! Ideal for first time buyers and rental investors.

This well presented 1-bedroom ground floor flat is set on a quiet cul-de-sac location and benefits with access to residents parking spaces and a communal garden.

The property contains a good sized double bedroom with fitted wardrobes, a bathroom with shower and an open plan kitchen/living room with windows looking out to the rear well-kept garden area.

The flat is situated within easy walking distance including local shops, doctors surgery, bus services and a popular country park. It is also close to major road links such as the M1 and M25.



Total area: approx. 37.0 sq. metres (398.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © Mv

- CHAIN FREE 1 bed Ground Floor Flat
- Well Presented
- Double bedroom with Fitted Wardrobes.
- Open plan Living Room / Kitchen
- Communal Garden
- Quiet Cul-de-sac Location
- New Lease on Completion
- Service Charge - £1680 pa (paid monthly)
- Ground Rent - £60 pa
- Council Tax Band - B (Watford Borough Council)



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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