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**SILAS COURT, WATFORD – OFFERS IN EXCESS OF £275,000 OFFERS IN EXCESS OF
2 Bedroom Ground Floor Flat**



***** CHAIN FREE ***** Beautiful 2 bed ground floor flat, with high ceilings and allocated off street parking, set in an exclusive gated development near Watford Town Centre.

The flat contains; 2 good sized bedrooms, open plan kitchen / living / dining room, family bathroom and storage cupboard.

The property also benefits from mains gates, allocated off street parking and access to communal gardens.

The flat is situated within walking distance of local shops, bus services and numerous schools as well as having major road links such as the M1 and M25 all very close by.

Lease Expiry Date - 1/2/2165

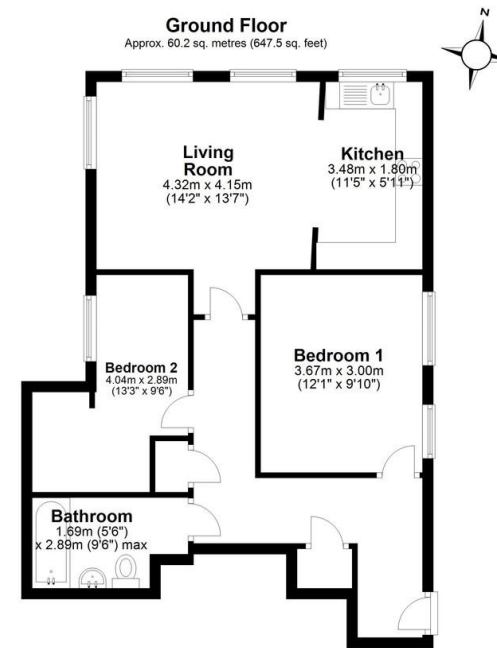
Service Charge - £1,457 per half year

Service Charge Review Period - July 2024

Ground Rent - TBC

Ground Rent Review Period - July 2024

- 2 bed Ground Floor Flat
- High Ceilings
- 2 good sized bedrooms
- Open Plan Living Room / Kitchen
- Family Bathroom
- Allocated off street parking
- Communal Garden
- Gated Development



Total area: approx. 60.2 sq. metres (647.5 sq. feet)



 **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.

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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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