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Claytons 



**LEY FARM CLOSE
GARSTON WATFORD
HERTS WD25 9BH**

- * ONE BEDROOM GROUND FLOOR FLAT * VIDEO ENTRY PHONE SECURITY ***
- LOUNGE/DINER * MODERN FITTED KITCHEN AND BATHROOM ***
- * ALLOCATED PARKING + VISITORS PARKING ***
- * COMMUNAL GARDENS WITH AMPLE SEATING AREAS ***

Representing an ideal first time purchase, this one bedroom GROUND FLOOR flat is ideally situated access to major road links as well as supermarkets, shops and bus services. EARLY VIEWING RECOMMENDED.

ASKING PRICE OF £250,000 ... LEASEHOLD

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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COMMUNAL ENTRANCE

Video entry security. Front door to:

RECEPTION ROOM

14' 3" x 13' 8" (4.34m x 4.17m)

Double glazed window. Two radiators. TV point. Open plan to kitchen.



RECEPTION ROOM



HALLWAY

Radiator. Video entry phone. Two deep walk in store cupboards offering ample storage and hanging space.



KITCHEN

10' 2" x 10' (3.1m x 3.05m)

Modern range of wall and base level units with laminated wood effect work top surfaces, single drainer one and half bowl sink unit. Space for oven, 4 ring gas hob, overhead extractor hood. Integrated fridge/freezer and dishwasher. Wall mounted cupboard houses the central heating boiler. Spot lit ceiling. Double glazed window.



BEDROOM

15' 1" x 8' 3" (4.6m x 2.51m)

Double glazed window. Radiator.



BATHROOM

White suite comprising of panel enclosed bath with hand shower attachment and glass shower screen, wash hand basin, low level WC. Extractor fan. Chrome heated towel rail.



OUTSIDE GARDENS

Communal with ample seating areas

PARKING

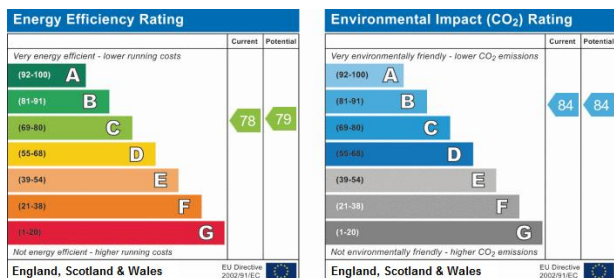
We understand from the vendor that there is an allocated parking space. In addition there are visitors allocated parking spaces.

LEASE

We understand that the remaining lease term is 157 years from the 1st of January 2008.

GROUND RENT/SERVICE CHARGE

We understand that the service charge is approximately £1765 pa (to include building insurance) and that the ground rent is approximately £190pa



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 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.

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.

DETAILS BY EMAIL

We can now send you full colour sales particulars by email. If you would like to receive details in this way please either telephone us with your address or send an e mail to sales@claytons.co.uk

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