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**HALES COURT
LEY FARM CLOSE, GARSTON WATFORD
HERTS WD25 9BH**

- * ONE BEDROOM 3RD FLOOR LUXURY FLAT * VIDEO ENTRY PHONE SECURITY ***
- * LOUNGE/DINER * MODERN FITTED KITCHEN & BATHROOM ***
- * UNIQUE WALK IN WARDROBE * 2 BALCONIES * UNDER GROUND PARKING ***
- * COMMUNAL GARDENS WITH AMPLE SEATING AREAS ***

An IMMACULATE modern purpose built ONE BEDROOM 3rd floor apartment set in a highly desirable development with lounge/diner open plan to modern comprehensively fitted kitchen, 2 balconies, allocated underground parking and LONG LEASE. Supermarkets and major road links all nearby, we strongly recommend an early viewing to avoid disappointment.

£252,000 ... 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

Via video entry phone security. Stairs to top (3rd) floor.

FRONT DOOR TO:

HALLWAY

Radiator. Video entry phone. Two large store cupboards in the hall. Access to loft space.

RECEPTION ROOM

9' 8" x 16' 8" (2.95m x 5.08m)

Double glazed French doors to decked balcony. Radiator. TV point. Open plan to:

KITCHEN

10' 8" x 9' 2" (3.25m x 2.79m)

Luxury range of wall and base level units with wood effect laminated work top surfaces. Integrated oven, 4 ring gas hob, over head extractor hood. One and half bowl stainless steel sink unit with mixer taps. Spot lit ceiling.



BEDROOM

11' 1" x 10' 10" (3.38m x 3.3m)

Double glazed French doors to decked balcony. Radiator. Door to unique walk in wardrobe (ideal for conversion to en-suite) with ample hanging and storage space, 5'6 x 4'8 .



BEDROOM



OUTSIDE GARDENS

Communal with ample seating areas



GARDENS



PARKING

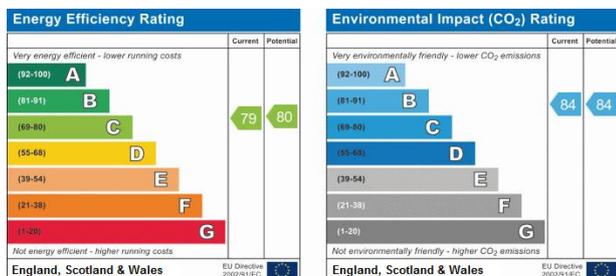
Under ground allocated parking space (No. 3). We understand from the vendor there are a number of visitors allocated parking spaces.

LEASE

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

GROUND RENT/SERVICE CHARGE

We understand from the vendor that the service charge is approximately £1265 pa (to include building insurance) and that the ground rent is approximately £190 pa



📞 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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