

Tel: 01923 677755

Fax: 01923 680729

www.claytons.co.uk

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**GATEWAY COURT, THE UPLANDS  
BRICKET WOOD, ST. ALBANS  
AL2 3UW**

**\* 2 BEDROOMS \* 1ST FLOOR \* SECURITY ENTRY PHONE SYSTEM \*  
\* SECURE GATED UNDERGROUND PARKING \* OPEN PLAN KITCHEN/LIVING AREA \*  
FULLY DOUBLE GLAZED \* NO UPPER CHAIN \* VISITORS PARKING \***

This bright and spacious 2 DOUBLE BEDROOM 1ST FLOOR APARTMENT is offered for sale with NO UPPER CHAIN and is ideally situated for easy access to major road links M1, M25, A41 and A405 as well as Watford Town Centre and St. Albans City Centre. An ideal first time purchase or buy to let!

**£265,000 ... 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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## **ENTRANCE HALL**

Electric heater. Entry phone. Airing cupboard housing hot water tank.

## **OPEN PLAN LIVING AREA:**

### **LOUNGE**

18' 6" x 11' 3" (5.64m x 3.43m)

A bright double aspect room. 2 electric panel heaters.

TV aerial points. Open plan to:



### **KITCHEN**

10' 11" x 7' 8" (3.33m x 2.34m)

Fitted with a range of wall and base units and ample

worksurfaces with built in oven, hob and extractor fan.

Integrated fridge/freezer. Plumbed for washing machine.

Ceramic tiled floor. Inset spots.



### **BEDROOM 1**

12' 5" x 9' 4" (3.78m x 2.84m)

Built in wardrobes. Front aspect double glazing. Electric

heater.



## **BEDROOM 2**

10' 5" x 6' 9" (3.18m x 2.06m)

Front aspect double glazing. Electric wall heater.



## **BATHROOM**

Panelled bath with shower attachment and screen, low level

WC and vanity sink unit. Heated towel rail. Tiled floor.

Spot lit ceiling. Extractor fan.



## **GARDENS**

Communal gardens.

## **PARKING**

Private allocated underground parking space.

## **LEASE**

Approximately 114 years unexpired

## **GROUND RENT**

£250 pa (TBC)

## **SERVICE CHARGE**

£1109 pa (TBC)

Please note: The photographs shown were taken in 2016 prior to the property being let out.

## **📞 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 email to [sales@claytons.co.uk](mailto:sales@claytons.co.uk)

*See all our properties at [www.claytons.co.uk](http://www.claytons.co.uk)*