

Asking Price Of **£185,000**

tel: **01442 214151**



## **Courtlands Close, Leavesden, Watford HERTS WD24 5GP**

Clements Estate Agents are delighted to offer this lovely one double bedroom first floor apartment situated in this sought after location. The property offers very good decorative order, spacious room sizes, parking bays to front, communal gardens and a sought after location set close to good local amenities and transport links. NO UPPER CHAIN!

- LUXURY APARTMENT
- FIRST FLOOR
- ONE BEDROOM
- GOOD DECORATIVE ORDER
- COMMUNAL GARDENS





## Property Description

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### COMMUNAL ENTRANCE

Entry phone system with security door, stairs to the first floor. Front door leading to:

### ENTRANCE HALLWAY

Well decorated with fitted carpet, wall mounted fuse box, doors leading to the Bedroom, Bathroom and :

### LOUNGE/DINER

13' 10" x 10' 2" (4.22m x 3.1m)

Well decorated with double glazed windows to rear, electric heater, fitted carpet, TV & telephone point, doorway leading to :

### KITCHEN

10' 1" x 6' 8" (3.07m x 2.03m)

Comprising a range of wall and floor mounted units with roll top work surfaces. Stainless steel sink, fitted electric oven with hob over, plumbing and space for a washing machine, space for a fridge freezer, built in airing cupboard. Double glazed window to rear.

### BEDROOM

12' 5" x 10' 5" (3.78m x 3.18m)

A good sized well decorated bedroom with double glazed windows to front, electric wall mounted heater, fitted carpet.

## BATHROOM

Comprising a panel enclosed bath with mixer taps, wall mounted wash hand basin, wash hand basin with vanity unit beneath, frosted double glazed window to side, part tiled walls.

## OUTSIDE

Parking bays and communal gardens to front and rear.



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

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Floor area 52.0 sq. m. (560 sq. ft.) approx

Total floor area 52.0 sq. m. (560 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.