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GLOUCESTER COURT, WATFORD - £235,000
1 Bedroom Second Floor Flat



Beautifully presented and spacious 1 bedroom flat set on a quiet cul-de-sac with fantastic views, plenty of storage space, allocated off street parking and access to communal gardens.

The property is on the second floor and contains; large double bedroom with built in wardrobe, family bathroom, large living room / dining room and semi-open plan modern kitchen.

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

Lease Expires - 10/5/2195

Service Charge - £141.92 pcm (includes water rates)

Service Charge Review Period - Yearly

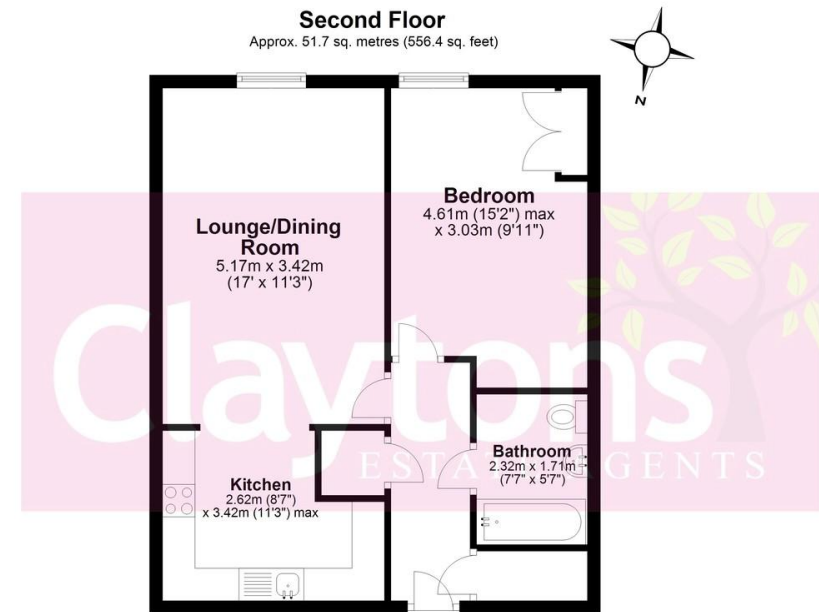
Ground Rent - Included in Service Charge

Ground Rent Review Period - TBC

Council Tax Band - C (Watford)

- 1 bed second floor flat
- Large double bedroom with built in wardrobes
- Family bathroom
- Plenty of storage space
- Spacious living room / dining room
- Semi-open plan kitchen
- Set on a quiet cul-de-sac
- Allocated Off Street Parking

Due to its brilliant location; this second floor flat is in close proximity to excellent schools, has easy access to the major road links of the M1 & M25 and is only a short distance to all local amenities.



Total area: approx. 51.7 sq. metres (556.4 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to provide



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 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

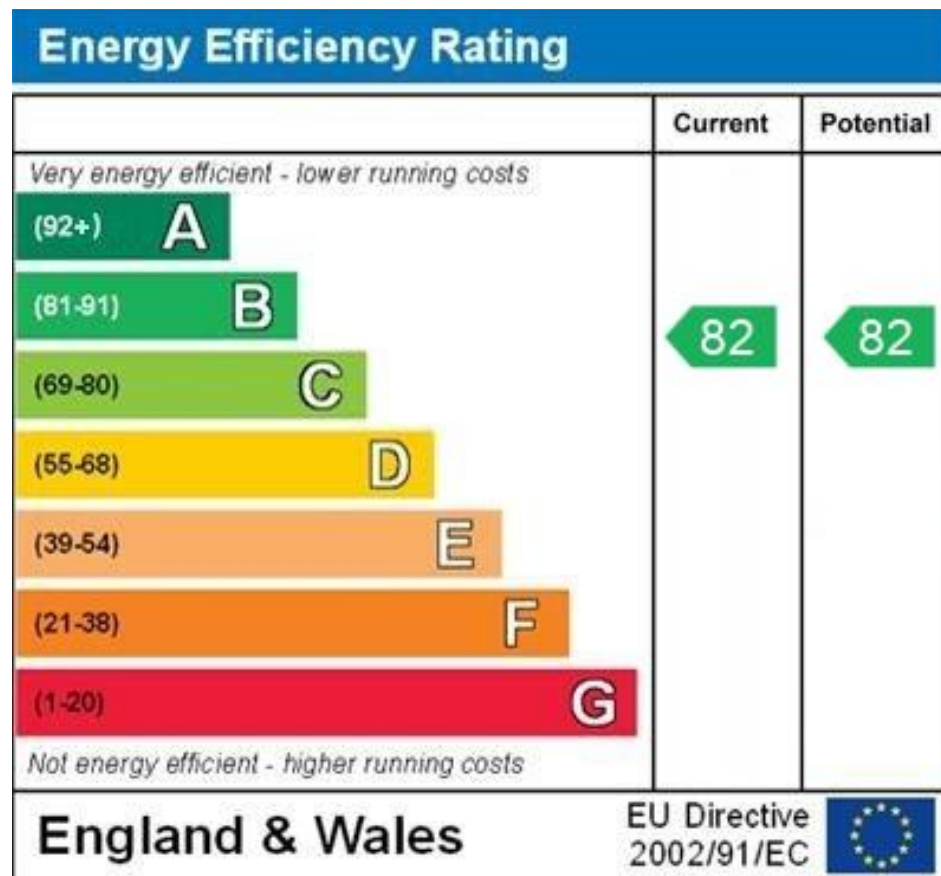
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

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.

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