

Tel: 01923 677755
Fax: 01923 680729
www.claytons.co.uk



**NORTH WESTERN AVENUE
GARSTON WATFORD
WD25 0AG**

*** TWO BEDROOMS * FULLY MODERNISED * PRIVATE GARDEN *
* ALLOCATED PARKING * 900+ YEAR LEASE + SHARE OF FREEHOLD *
* NO SERVICE CHARGE/GROUND RENT * NO UPPER CHAIN ***

Ground floor apartment offering 2 bedrooms, exquisite open plan living area with top of the range fitted kitchen, luxurious bathroom, underfloor gas fired central heating, own private garden, off street parking, double glazing and refurbished throughout to the highest standard. Early internal inspection is simply a must to appreciate this beautiful property.

£300,000 ... 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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

DOUBLE GLAZED FRONT DOOR TO

ENTRANCE LOBBY

Laminated flooring which extends throughout. Understairs storage recess with hooks and shelving. Recessed lighting. Door through to:

OPEN PLAN LOUNGE/DINER/KITCHEN

LOUNGE AREA

12' 1" x 12' 1" (3.68m x 3.68m)

Laminated flooring. Recessed lighting. TV aerial point. Under floor heating which extends into the kitchen/dining area. Door to inner lobby.



KITCHEN/DINER AREA

11' 1" x 9' (3.38m x 2.74m)

Ceramic tiled flooring. Atrium skylight window with recessed lighting. Modern kitchen fitted in white units and comprises inset sink, mixer tap, cupboards under. Adjacent work surface with inset electric hob, electric oven, Bosch extractor. Range of wall and base units with work surface over. Integrated dishwasher. Double glazed sliding patio doors lead to the garden. ample space for large dining table. Recess for alrge fridge/freezer.



KITCHEN/DINER AREA



KITCHEN/DINER AREA



BEDROOM 1 (FRONT)

12' x 12' 1" (3.66m x 3.68m)

Laminated flooring. Radiator. Triple glazed bay window.



BATHROOM

Modern luxury bathroom with tiled panel bath, independent hand held shower together with fixed state of the art shower head, concertina screen, inset wash hand basin to vanity unit, low flush floating concealed system WC. Heated towel rail/radiator. double glazed window. Recessed lighting. Extractor. Fully tiled walls and tiled flooring.



INNER LOBBY

Large build in cupboard with space for washing machine and houses gas fired boiler that supplies domestic hot water and central heating system. Door to:

BEDROOM 2

11' 1" x 7' 3" (3.38m x 2.21m)

Double glazed window over looks the rear. Laminated flooring. Modern vertical radiator. Recessed lighting.



OUTSIDE

The garden extends approximately 20' with delightful newly laid patio, garden shed and fully fenced. Lawned area. Pedestrian side access. Outside lighting. Outside electric point. Off street parking to the rear.



OUTSIDE



LEASE - 900+ YEAR LEASE

NO MAINTENANCE OR GROUND RENT CHARGES

📞 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

See all our properties at www.claytons.co.uk

Ground Floor

