

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



WILMINGTON CLOSE WATFORD HERTS WD18 0FQ

- * CENTRAL WATFORD LOCATION ***
- * WALKING DISTANCE TO WATFORD JUNCTION STATION AND WATFORD'S TOWN CENTRE * LIFT * ALLOCATED PARKING BAY * TWO BEDROOMS ***
- * TWO BATHROOMS * REFITTED FAMILY BATHROOM * BALCONY ***
- * BEAUTIFULLY PRESENTED * * IDEAL BUY TO LET OR FIRST TIME BUY ***

Claytons are delighted to offer to the market this excellent example of a 2 bedroom luxury apartment in the heart of Watford town. Boasting 2 well proportioned double bedrooms (master with its own En-suite) and a recently re fitted family bathroom. Bright & beautifully laid out living/kitchen area. Fully fitted kitchen. Secure underground parking . On the door step to Watford's town centre which offers a multitude of shopping and leisure facilities together with all forms of public transport and easy access to London.

OIEO £299,950 ... 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.

COMMUNAL ENTRANCE

Security entry phone system. Stairs and lifts to 6th floor.

ENTRANCE HALL



LOUNGE/KITCHEN/DINER

20' 5" x 12' 2" (6.22m x 3.71m)

Triple aspect, open plan living space. Comprising a sitting area, dining area and modern comprehensive fitted kitchen comprising a range of wall and base units, ample worksurface over and integrated appliances and extractor canopy. Inset single drainer stainless steel sink, Tiled flooring. From the lounge area there are double doors that lead to balcony.

LOUNGE/KITCHEN/DINER



KITCHEN AREA



BALCONY



BEDROOM 1

18' 4" x 9' 7" (5.59m x 2.92m)

Double glazed window to front aspect. Door to:



ENSUITE

Independant shower cubicle, pedestal wash hand basin, low flush WC.



BEDROOM 2

10' 1" x 9' 6" (3.07m x 2.9m)

Double glazed window.



BATHROOM

Three piece family bathroom comprising a panel bath, shower over, glass screen, wash hand basin and low level WC. Tiled floor and walls. Heated towel rail/radiator.

**SECURED PARKING**

Allocated parking

LEASE: 144 YEARS

SERVICE CHARGE: £650 - £800 every 6 months.

GROUND RENT: £325 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 email to sales@claytons.co.uk

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Wilmington Close , Watford



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