



## Flat 1, 22, Brunel Court Aldenham Road, Watford, WD19 4FR Offers in excess of £235,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

Goomove would like to welcome you to this charming one-bedroom flat located on Aldenham Road in the desirable area of Watford. This modern purpose-built apartment is perfect for those seeking a stylish and convenient living space.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property boasts one well-appointed bedroom, providing a comfortable retreat at the end of the day. The bathroom is sleek and modern, offering a tranquil space to unwind.

Built in 2012, this flat features contemporary design elements and a practical layout, making it a perfect choice for individuals or couples looking for a modern living space. With 527 sq ft of living area, there is ample room to personalise and make it your own.

Situated in a prime location, this property is close to local amenities, transport links, and green spaces, offering the best of both convenience and tranquillity. The leasehold nature of the property ensures peace of mind for the future.



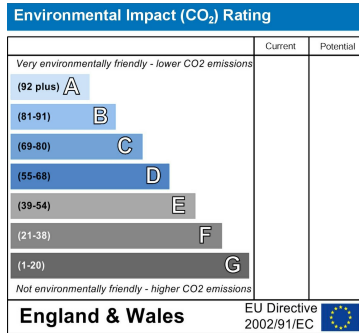
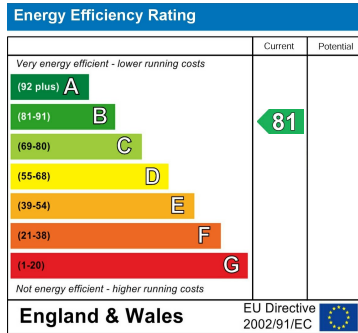
**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

**Leasehold info**

We have been advised that there is currently 187 years remaining on the lease.  
 Ground rent £250 per annum  
 Service charge £1600 per annum

All information to be checked and verified through the conveyancing process.



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