

# HARRY CHARLES

Property Specialists



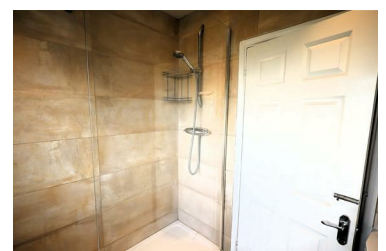
Severn Way, Watford, WD25 0DJ

**Price £289,995**



**\*\*159 YEAR EXTENDED LEASE - RE-FITTED KITCHEN - RE-FITTED SHOWER ROOM - COUNCIL TAX BAND C- GARAGE IN BLOCK - NO UPPER CHAIN \*\*** We are delighted to offer for sale this well presented 2 bedroom first floor maisonette in this excellent Garston location, just off Sheepcot Lane, offering convenient access to the M1, M25, A404 and A41. This would be a great purchase for First Time Buyers and investment buyers alike, with the benefit of a garage en-bloc and 2 sections of owned garden areas. The property benefits from an extended lease and has a re-fitted kitchen and shower room. and there is fitted furniture in the master bedroom. There is uPVC double glazing with shutters also fitted to some windows and gas central heating to radiators. In order to avoid disappointment, please contact us without delay to arrange an early appointment to view.

- Extended Lease
- Re-fitted Kitchen
- Re-fitted Shower Room
- Garage In Block
- No Upper Chain
- Re-furnished First Floor Maisonette
- Lounge/Diner
- 2 Bedrooms
- 2 Garden Area's

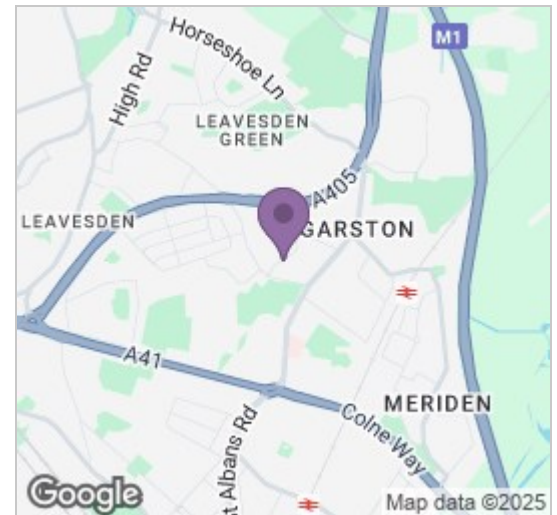




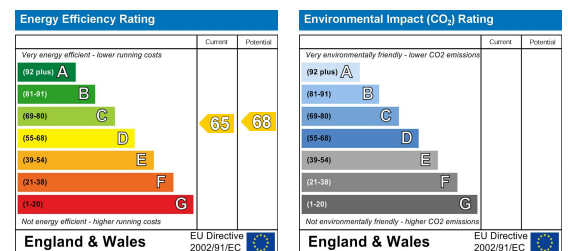
## Floor Plan



## Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.