



All The Ingredients Needed For A Fabulous Lifestyle

A very well presented studio first floor apartment, located in popular Osprey Close. The entrance hall leads onto a bathroom and then a large living room / bedroom area, which leads you to the separate kitchen. Well placed for Garston train station and a range of local convenience stores as well as major road links like the North Orbital Road. The well kept development benefits from residents parking and communal gardens. This property has electric heating and a long lease as well as loft space. Your internal viewing is highly recommended.

OSPREY CLOSE, FALCON WAY

WATFORD
WD25 9AR

Guide Price £175,000



First Floor
Approx. 290.8 sq. feet

Living Room
17'11" x 9'8"

Kitchen
7'3" x 6'4"

Bathroom

Hall

Total area: approx. 290.8 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk



Specialists in Bespoke Properties

- Currently Let For £795 PCM
- Close To Motorway Links
- Allocated Parking
- Studio Apartment
- Separate Kitchen
- Modern Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Award Winning Agency