



## 10 Lindiswara Court

Watford Road, Croxley Green, WD3 3DR

Asking Price £365,000

A rare opportunity to purchase this great sized 3 bed double bedroom first floor purpose built flat within five minutes walk of the Met line station, local shops Harvey Road and Rickmansworth Schools. The flat comprise: Entry to block, hall and stair case to all floors and own front door to: Hallway, reception, modern kitchen/diner. 3 double bedrooms and bathroom. The flat has double glazing, gas central heating, communal gardens, 1 allocated parking bays and garage in block. NO UPPER CHAIN

- Purpose built first floor flat
- Entry & stairs to all floors
- hallway, reception
- modern kitchen & bathroom
- DG, GCH, garage and parking
- communal gardens
- NEW 99 year LEASE
- NO UPPER CHAIN

### Viewing

Please contact our Grosvenor Estate Agents Ltd Office on 01923 711651 if you wish to arrange a viewing appointment for this property or require further information.



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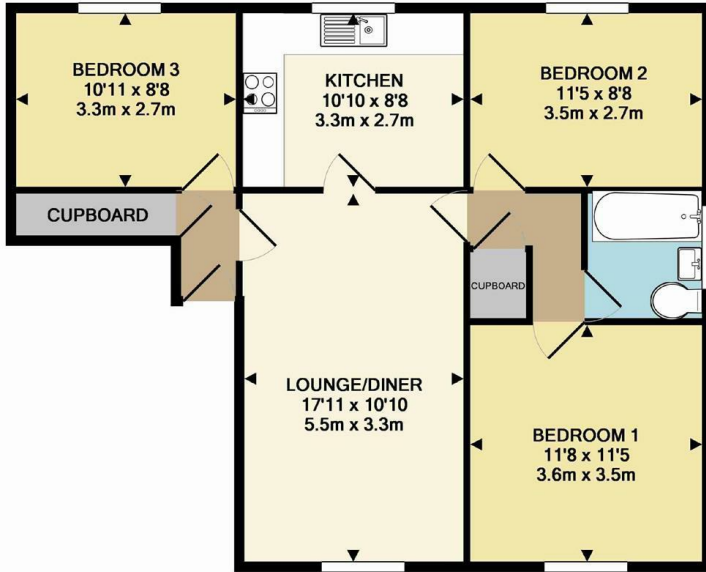
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## Floor Plan



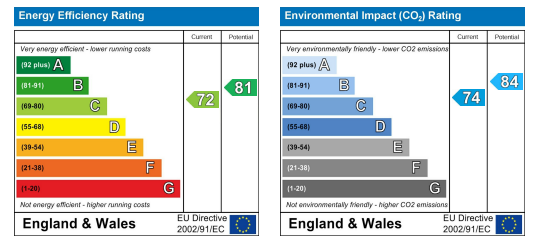
TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.

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