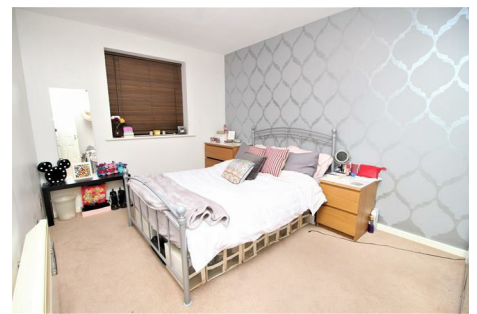




Clements estate agents



Falcon Way

Garston, Watford, WD25 9AR

Clements are delighted to offer this superb one double bedroom ground floor apartment situated in this popular Garston location. The property offers excellent decorative order, spacious room sizes, allocated parking and a convenient residential location ideally situated for good local amenities and transport links. No Upper Chain and has an EXTENDED LEASE Viewing Essential!

Offers Over £210,000

Falcon Way

Garston, Watford, WD25 9AR



- Modern Apartment
- Good Decorative Order
- Parking
- Call Now to View
- Purpose Built
- Ground Floor
- Extended Lease
- One Bedroom
- Popular Location
- Close to Amenities

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

LOUNGE/DINER

16'1" x 12'9" (4.9 x 3.89)

KITCHEN

6'10" x 6'7" (2.08 x 2.01)

BEDROOM

13'1" x 9'0" (3.99 x 2.74)

BATHROOM

OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan



Floor Plan
Floor area 47.5 m² (511 sq.ft.)

TOTAL: 47.5 m² (511 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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