



Garston Park Parade, Watford WD25 9LQ

welcome to

Garston Park Parade, Watford

GUIDE PRICE - £215,000 - £230,000. A well-presented two double bedroom, first floor flat located on the Garston Park Parade. The property consists of spacious entrance hall which allows access to all rooms, two double bedrooms, family bathroom with window, fitted kitchen, loft access and a spacious lounge. The property is perfectly positioned to access local shops and local schools, with good transport links via bus and train services.





Entrance

Lounge

12' 11" x 11' 11" To Max (3.94m x 3.63m To Max)

Kitchen

12' 11" x 7' 3" (3.94m x 2.21m)

Bedroom One

12' 11" x 11' 8" (3.94m x 3.56m)

Bedroom Two

12' 11" x 7' 1" (3.94m x 2.16m)

Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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- Two Double Bedrooms
- Fitted Kitchen
- Bright and Spacious Throughout
- Loft Access
- Triple Glazed Windows at Front of Building

Tenure: Leasehold EPC Rating: D

£215,000

"...Located on Garston Park Parade is the spacious two bedroom apartment. The property offers excellent living accommodation throughout and is the ideal first time purchase / investment..."



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This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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Please note the marker reflects the
postcode not the actual property