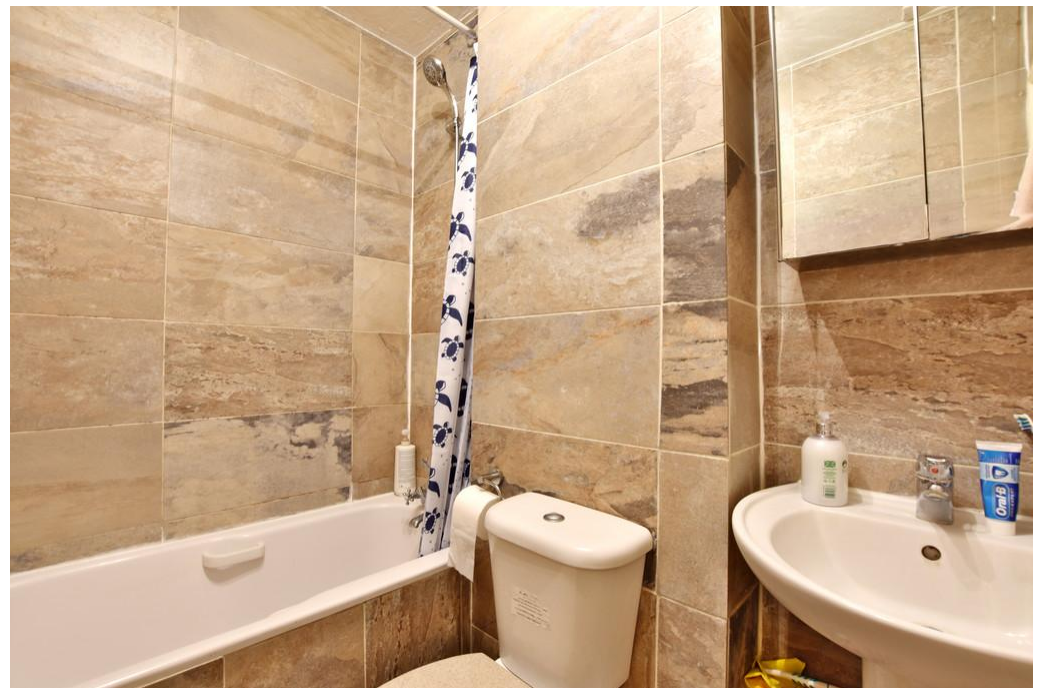


Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



ROCHESTER DRIVE, WATFORD – OFFERS IN EXCESS OF £210,000
1 Bedroom Top Floor Flat



1 double bedroom top (2nd floor) flat in good condition with access to communal garden and allocated off street parking space.

The flat contains; 1 double bedroom, stylish bathroom, open plan kitchen / living room / dining room as well as an additional storage cupboard.

To the rear is a communal garden. To the front there is an allocated off street parking space.

Lease - TBC

Service Charge - TBC

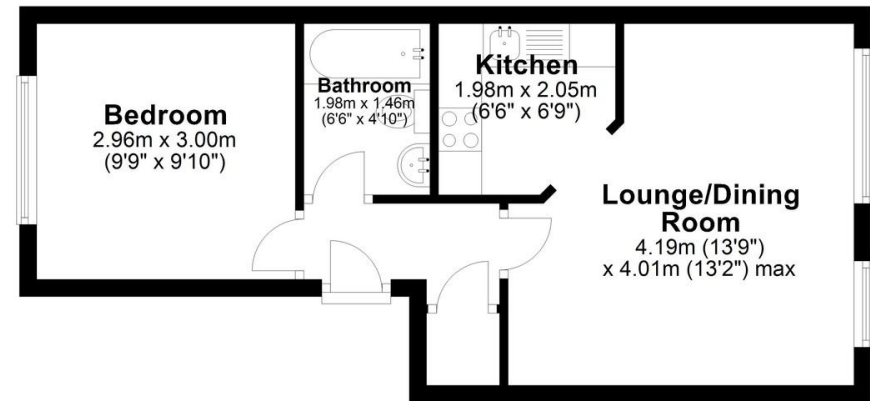
Ground Rent - £250pa

- 1 Bed Top (Second) Floor Flat
- Double Bedroom
- Stylish bathroom
- Modern Kitchen
- Living room with dining area
- Allocated off street parking space
- Communal Garden
- Additional Storage Cupboard

Due to its brilliant location; the flat is in close proximity to the major road links of the M1 & M25 and is only a short distance to all local amenities.

Second Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk

