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**MAYFAIR COURT, WATFORD - £325,000**  
**2 Bedroom Flat**



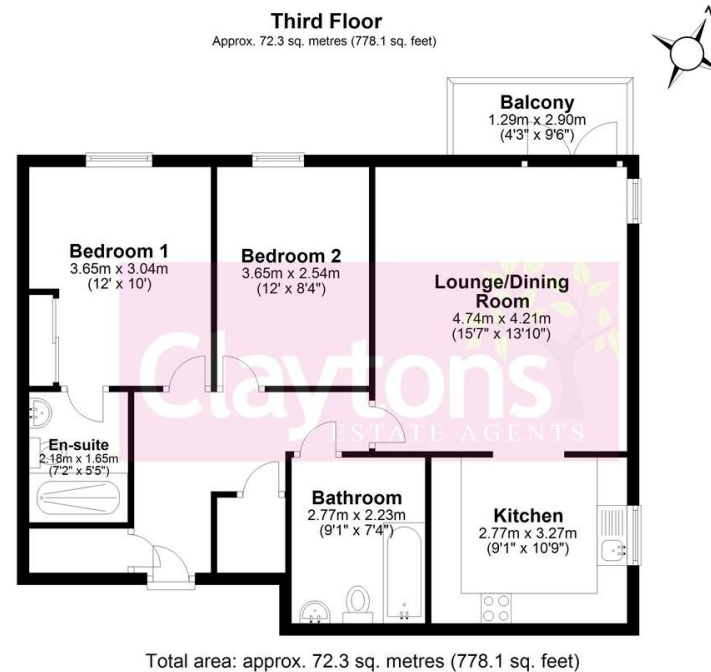


**\*\*\* CHAIN FREE \*\*\*** Spacious 2 double bedroom flat set on a quiet cul-de-sac with allocated off street parking, private balcony and lift.

The property is on the 3rd floor and contains; 2 double bedrooms (1 en suite), family bathroom, spacious open plan living / dining room and a semi-open plan modern kitchen.

- 2 bed third floor flat
- 2 double bedrooms
- 1 En Suite shower room
- Family bathroom
- Open plan living room / dining room
- Semi-open plan kitchen
- Private balcony
- Allocated Off Street Parking
- Lease Expires - 1/7/2154
- Service Charge - TBC
- Service Charge Review Period - TBC
- Ground Rent - TBC
- Ground Rent Review Period - TBC
- Council Tax Band - D (Watford)

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





📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

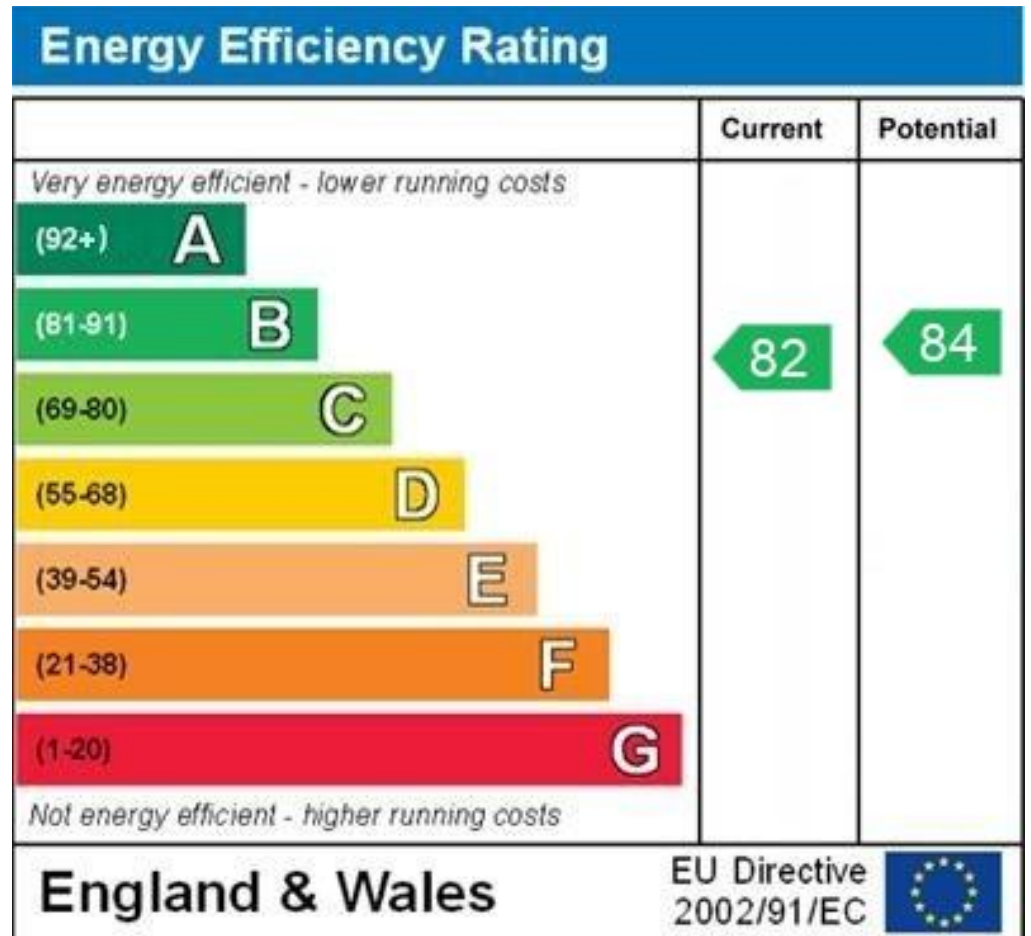
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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