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**HURST COURT, WATFORD - £360,000**  
**2 Bedroom First Floor Flat**







**\*\*\* CHAIN FREE \*\*\*** 2 double bedroom first floor flat in good condition set on a cul-de-sac on a private development with lift access, allocated gated off street parking and access to communal garden.

The property contains; modern kitchen, spacious living and dining with Juliette balcony, double bedroom with built in wardrobes and en suite shower room, second double bedroom and family bathroom.

The property also has access to an allocated and gated off street parking space as well as access to the communal gardens.

- 2 bed first floor flat
- 2 double bedrooms
- 1 En Suite shower room
- Additional Family bathroom
- Large living room with dining area and Juliette Balcony
- Stylish kitchen
- Communal Garden
- Allocated Gated Off Street Parking
- Lease Expiry Date - 1/1/2136
- Service Charge - TBC
- Service Charge Review Period - TBC
- Ground Rent - TBC
- Ground Rent Review Period - TBC

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.



Total area: approx. 64.1 sq. metres (689.6 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to



 **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.**

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**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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