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CLEMENTS COURT, WATFORD - £250,000
2 Bedroom First Floor Flat



Larger than average 2 double bedroom top floor in good condition.

Set on the top (2nd) floor, this bright flat has no adjoining side neighbours and benefits from lift access.

The property boasts; 2 double bedrooms, large living room, family bathroom, modern kitchen, additional dining room area (unique to this flat) and large storage cupboard.

The block benefits from expansive communal gardens, communal living room, laundry room and non-allocated off street parking.

Due to its brilliant location; this second floor flat is in close proximity to excellent schools, has easy access to the major road links of the M1 & M25 and is only a short distance to all local amenities.

Lease Expires - 01/04/2129

Service Charge - £2,622.03 per half year

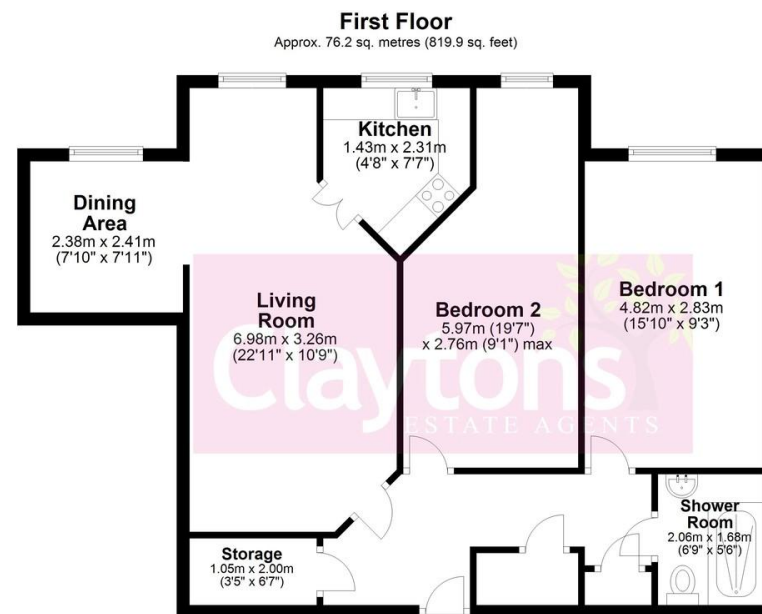
Service Charge Review Period - TBC

Ground Rent - £500 per year

Ground Rent Review Period - TBC

Council Tax Band - E (Watford)

- 2 double bedroom retirement flat
- First Floor Flat
- Additional dining area
- Large living room
- Lift Access
- Family Bathroom and Modern Kitchen
- Large storage cupboard
- Communal gardens and living room



Total area: approx. 76.2 sq. metres (819.9 sq. feet)

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



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

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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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