

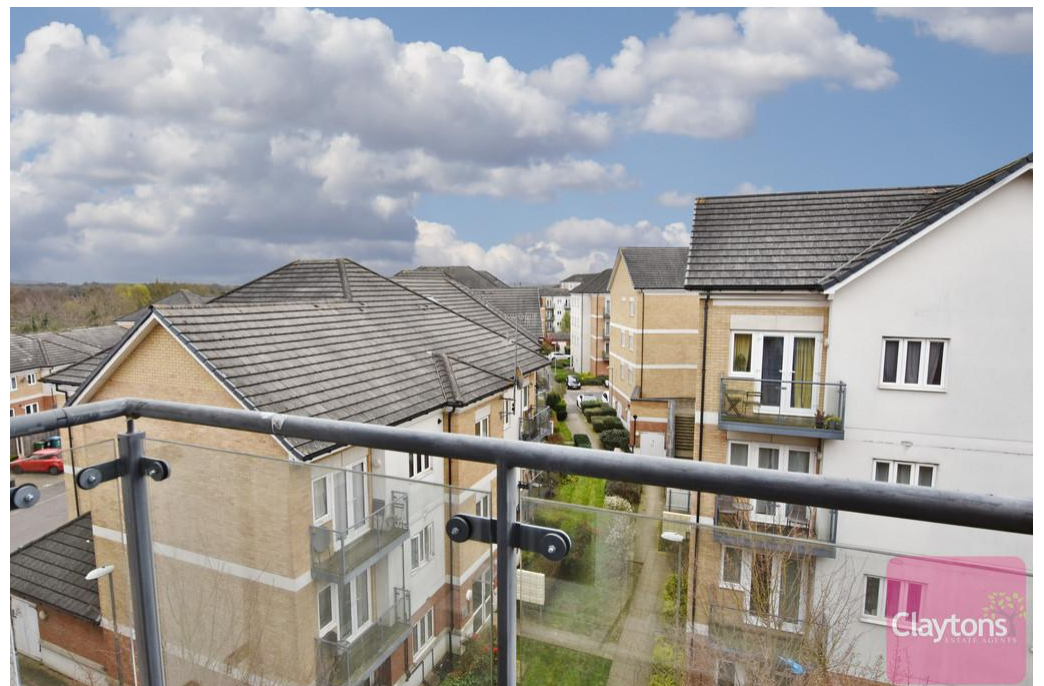
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Claytons 



HALES COURT, WATFORD - £325,000
2 Bedroom Top Floor Flat



Fantastic 2 double bedroom top floor flat with long lease, 2 private balconies, en suite shower room and allocated off street parking.

The property is on the top (3rd) floor and contains; master bedroom with en suite shower room and private balcony, 2nd double bedroom, stylish family bathroom, living room with second private balcony and open plan modern kitchen.

The property also benefits from allocated off street parking.

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

Lease Expires - 01/01/2165

Service Charge - £1868pa

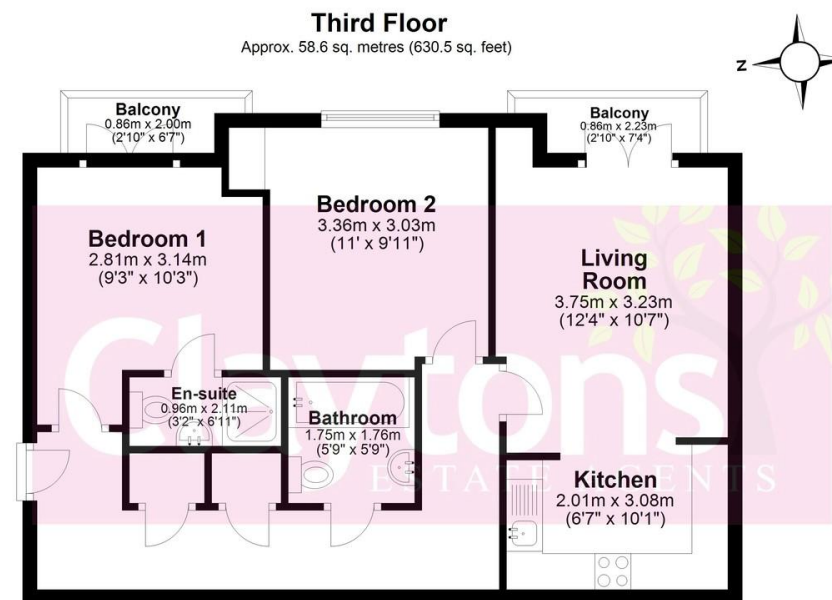
Service Charge Review Period - TBC

Ground Rent - £348pa

Ground Rent Review Period - TBC

Council Tax Band - C (Watford)

- 2 bed top (3rd) floor flat
- Master bedroom with en suite and private balcony
- 2nd double bedroom
- Modern kitchen
- Stylish additional family bathroom
- Open plan living / kitchen with 2nd private balcony
- Fantastic Location
- Long Lease



Total area: approx. 58.6 sq. metres (630.5 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

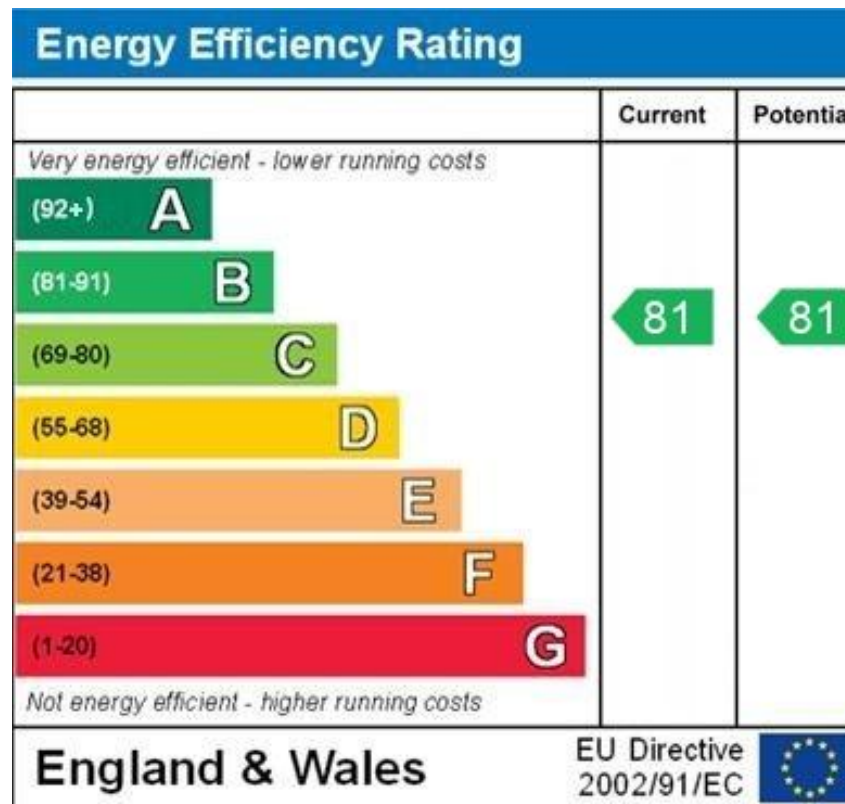
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NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the 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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