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Claytons 



EVOLUTION ST. ALBANS ROAD, GARSTON WATFORD - £235,000

1 Bedroom Flat



A well presented one bedroom, top floor apartment located off the St. Albans Road which is ideal for a first time buyer or buy to let investor. Internal accommodation comprises entrance hall, open plan living room, kitchen, bathroom and a double bedroom with built in wardrobes.

Externally the property offers allocated parking for one car. Bus links to Watford Junction and surrounding areas are just a couple of minutes away together with excellent local amenities and the M1 and M25 major road links.

Lease Expiry Date - 1/1/2132

Service Charge - £741 per half year

Service Charge Review Period - Yearly

Ground Rent - Included in ground rent

Ground Rent Review Period - TBC

Council Tax Band – C (Watford)

- One bedroom
- Top floor apartment
- Well presented throughout
- Allocated parking
- Excellent transport links
- Long lease
- No upper chain.
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COMMUNAL ENTRANCE Stairs to 2nd floor.

ENTRANCE HALL

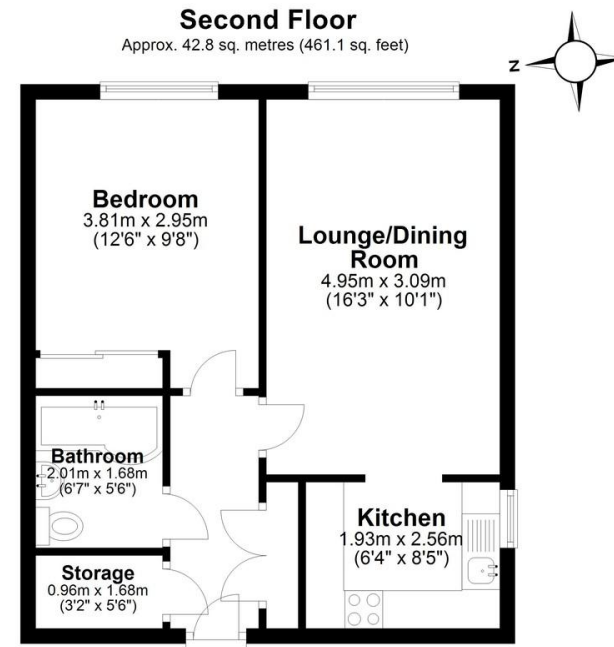
LIVING AREA 16' x 10' (4.88m x 3.05m)

LIVING AREA

KITCHEN AREA 6' x 8' (1.83m x 2.44m)

BEDROOM 12' 1" x 9' (3.68m x 2.74m)

BATHROOM



📍 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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