

Tel: 01923 677755
Fax: 01923 680729

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OSPREY CLOSE, WATFORD – OFFERS IN EXCESS OFF £260,000
2 Bedroom First Floor Flat



CHAIN FREE !!

Stunning and stylish 2 bed first floor flat set on a quiet cul-de-sac that has been recently refurbished to a high standard and benefits from access to 2 allocated off street parking spaces and a communal garden.

The property contains; large double bedroom, modern kitchen, stylish bathroom, large living room with bay window and a good sized 2nd bedroom.

The property also benefits from 2 allocated off street parking spaces and a communal garden.

Situated on a quite cul-de-sac close to excellent local amenities including Sainsbury's and Asda Supermarkets, regular bus services to Watford and Watford Junction Station together with the M1 and M25 major road.

Lease Expires - New Lease expires June 2190

Service Charge - £1722pa

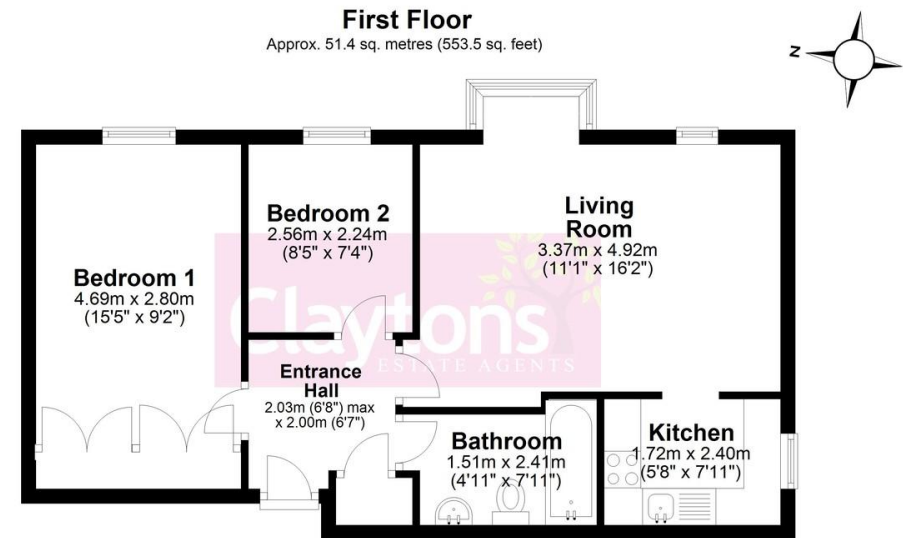
Service Charge Review Period - TBC

Ground Rent - n/a

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Council Tax Band - C (Hertsmere)

- CHAIN FREE 2 bed First Floor Flat
- Beautifully presented
- 1 large double bedroom with built in wardrobes
- Good sized 2nd bedroom
- Well proportioned kitchen
- Spacious living / dining room with bay window
- Stylish bathroom
- 2 Allocated off street parking spaces



Total area: approx. 51.4 sq. metres (553.5 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to provide reliable and accurate Sales particulars, to ensure a valid representation of the property, but



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.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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