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**HERONSLEA, WATFORD - £250,000 – OFFERS IN EXCESS OF  
2 Bedroom Maisonette**

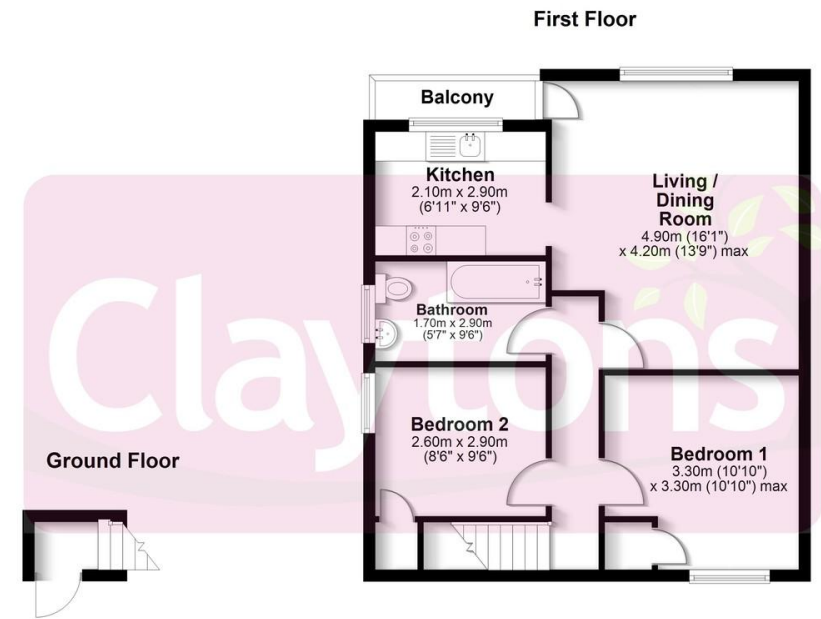


A two bedroom first floor maisonette with balcony located in a popular residential road and within easy reach of major road links, bus routes and shopping facilities including Ada and Sainsbury.

The property itself comprises lounge/diner, kitchen, two bedrooms and bathroom. The property is also to be offered with no upper chain and would make an ideal first purchase or investment.

- Two bedrooms
- Maisonette
- Balcony
- Close to transport links
- No upper chain
- First floor
- Leasehold, 123yrs left, (please end date 24th March 2148 and started 6 June 2001).

Call now to book a viewing.



Total area: approx. 60.7 sq. metres (653.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

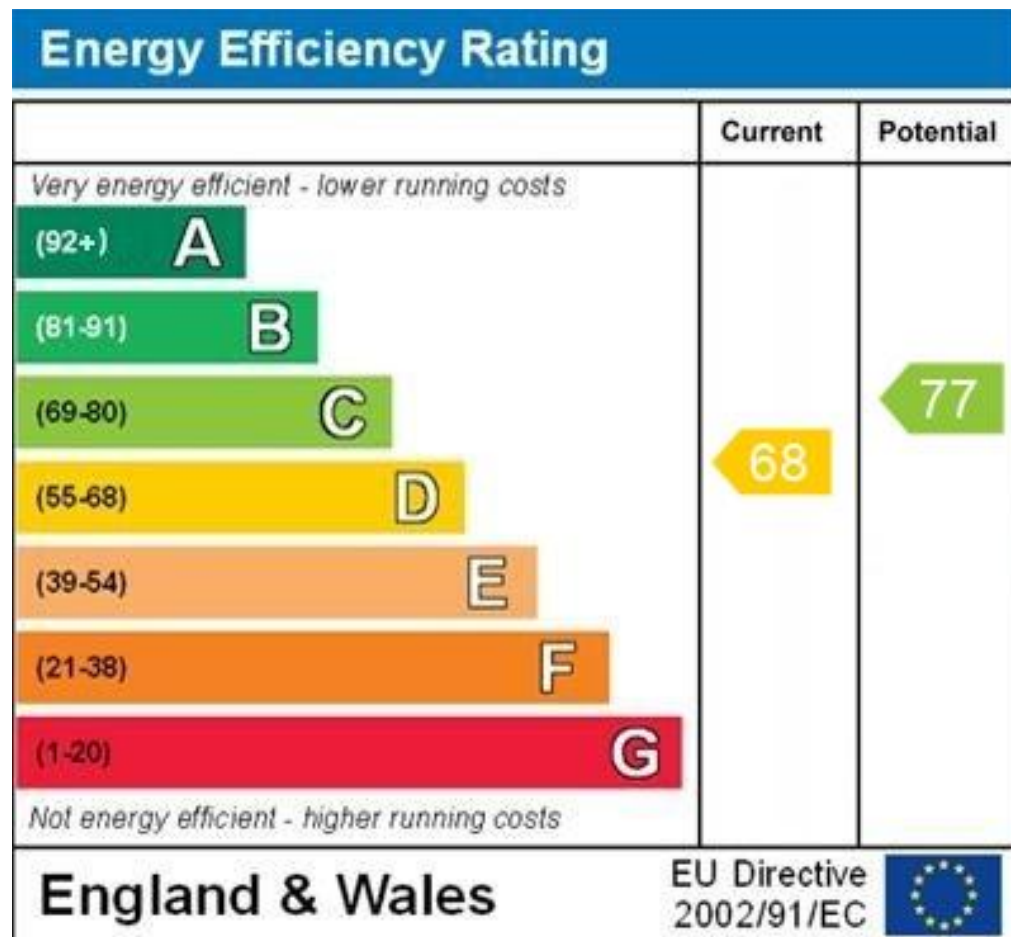
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and 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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