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**OSPREY CLOSE, WATFORD - £145,000**  
**Studio Flat**





Delightful studio flat with 2 parking spaces.

This lovely property has a good sized living room/bedroom as well as a separate kitchen. There is also a modern bathroom and storage cupboard.

The property also benefits from 2 parking spaces.

Due to its brilliant location; the 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 - 31/8/2180

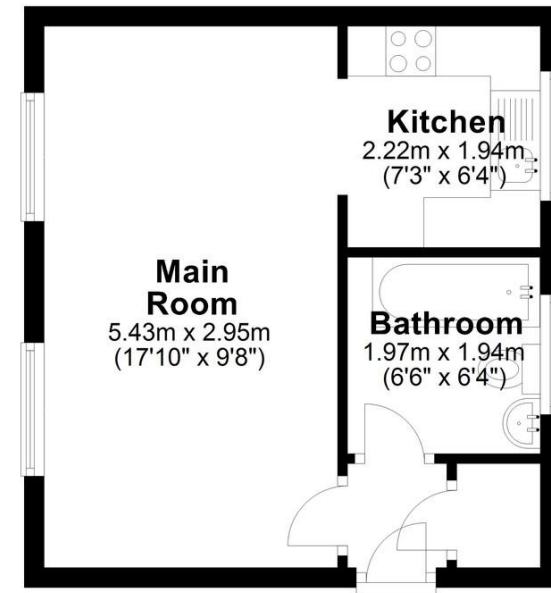
Service Charge - (for 2024) £1,648.34 which includes water rates

Ground Rent - Peppercorn (£0pa)

- Delightful studio flat with 2 parking spaces
- Good sized living room/bedroom
- Separate kitchen
- Modern bathroom
- 2 parking spaces

## First Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



Total area: approx. 27.1 sq. metres (291.5 sq. feet)

 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

#### **FREE VALUATIONS & MARKETING ADVICE**

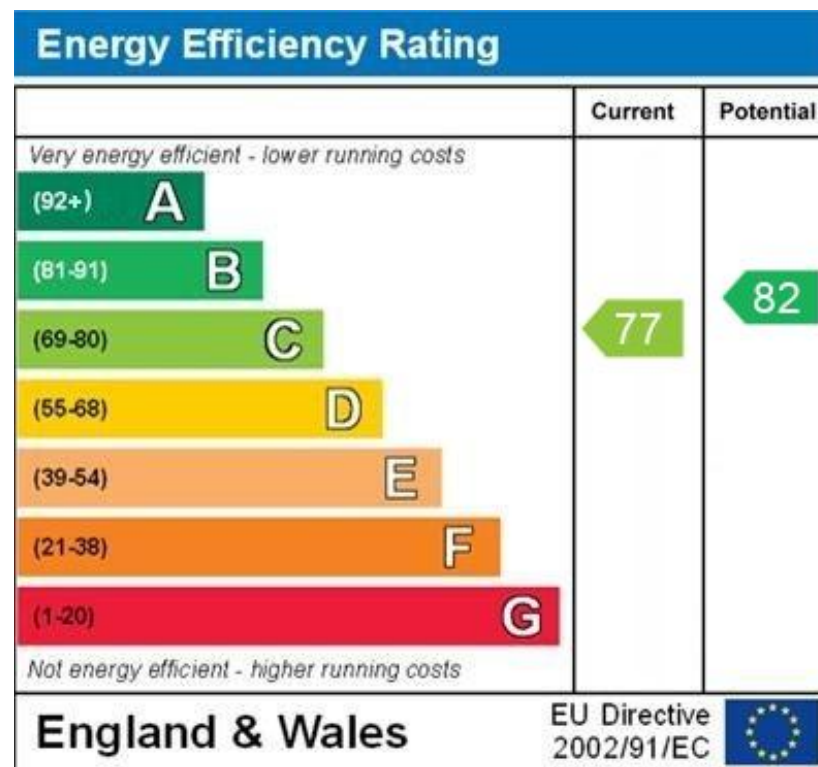
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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