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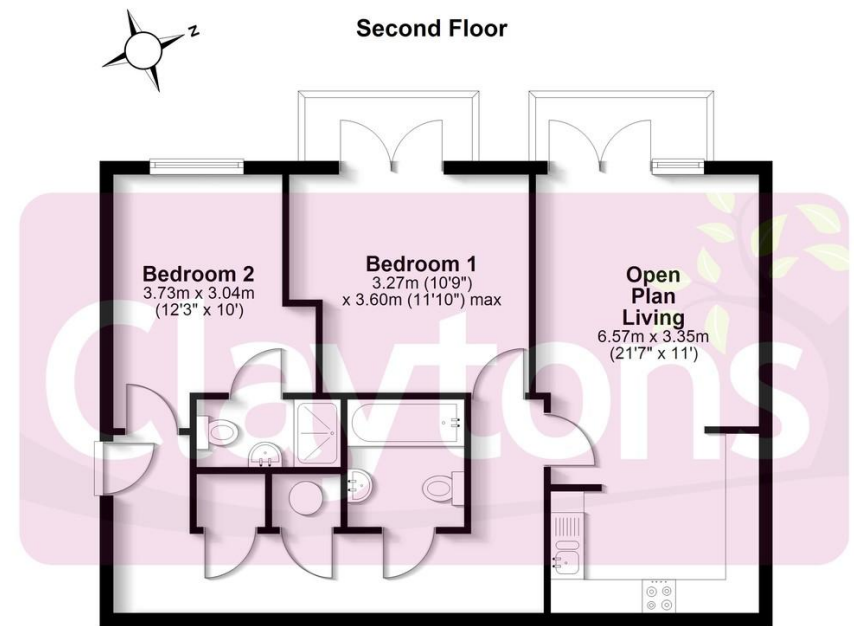
**LEY FARM CLOSE, WATFORD - £300,000 (OFFERS IN EXCESS OF)**  
**2 Bedroom Apartment**





A great example of a two double bedroom flat located in this popular development close to transport links including both the M1 and M25 motorways. Situated on the second floor of this modern block this property comprises open plan living with a modern kitchen open to a living/dining room with balcony, double bedroom with en-suite shower room, a further double bedroom with balcony and a family bathroom. There is an allocated underground parking space with plenty of visitors bays as well. As an added benefit the property is to be offered with no upper chain. Call now to book a viewing.

- Two double bedrooms
- Two bathrooms
- Two balconies
- Allocated underground parking space
- Good condition throughout
- No upper chain



Total area: approx. 63.7 sq. metres (685.1 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp. □



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

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

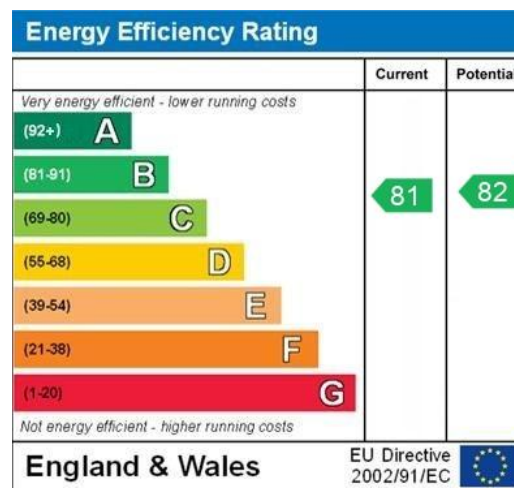
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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