

Tel: 01923 677755  
Fax: 01923 680729

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**Claytons**



**SANDOWN ROAD, WATFORD - £150,000 OFFERS IN EXCESS OF  
0 Bedroom Apartment**



This "Super Studio" second floor flat which briefly comprises open plan living/kitchen and luxury bathroom, good sized bedroom off the lounge with built in wardrobes. Ideal for a first-time buyer or buy to let investor.

The property also benefits from permit parking, loft access, communal garden and no upper chain.

Situated in this convenient location just off Sandown Road, within a stone throw of excellent local facilities and a short walk to Watford Junction Station.

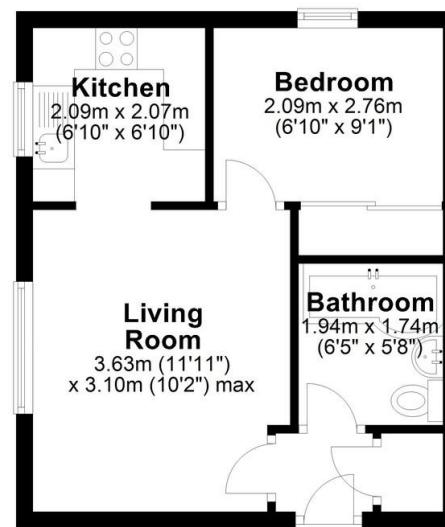
Service charge £2240 pa

Ground rent £160 pa

- No upper chain
- Priced to sell
- Walking distance to Junction
- Top (2nd) floor
- Allocated parking
- Access to loft space
- Security Entryphone system.

## Second Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



Total area: approx. 28.7 sq. metres (309.4 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.**

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