

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



**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.

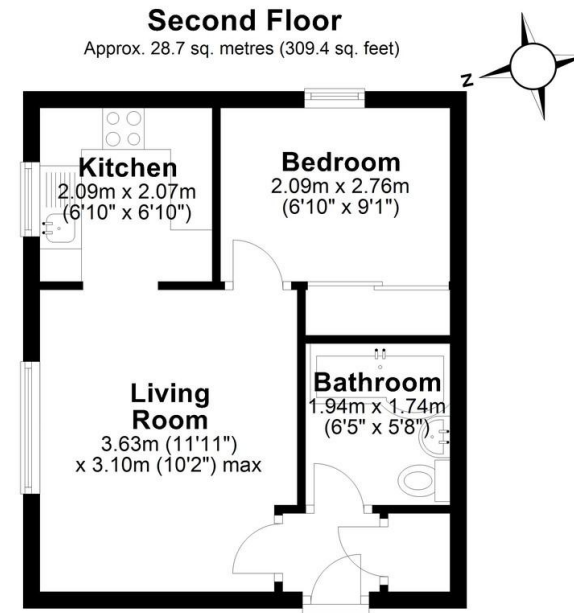
The property also benefits from permit parking, loft access, communal garden and no upper chain.

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.



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.

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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk

