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**SANDOWN ROAD, WATFORD - £160,000- OFFERS IN EXCESS OF  
1 Bedroom Apartment**





One bedroom second floor flat which comprises open plan living/kitchen and luxury bathroom, good sized bedroom with built in wardrobe. 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.

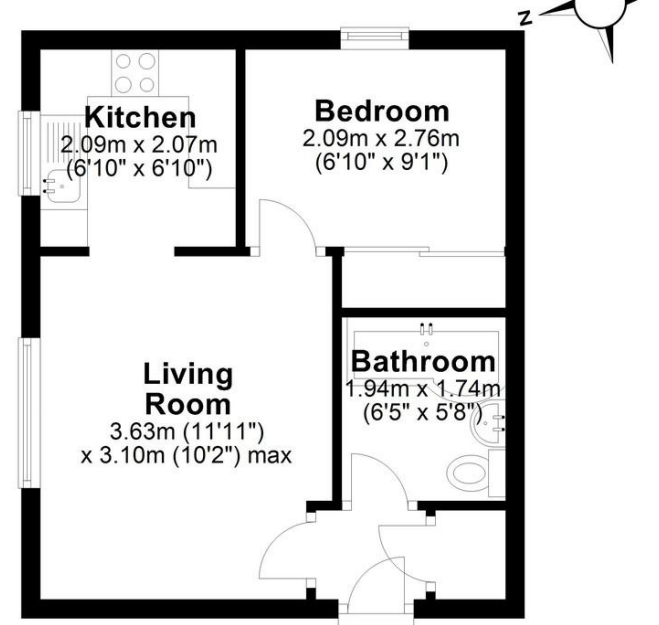
Situated in this convenient location just off Sandown Road, within a stone throw of excellent local facilities and a short walk to Watford Junction Station.

- No Upper Chain
- Priced to sell
- Walking distance to Junction
- Top (2nd) floor
- Allocated parking
- Access to loft space
- Security Entryphone system.
- 94 years left on the lease
- Service Charge £2240 pa
- Ground rent £160 pa



## 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**

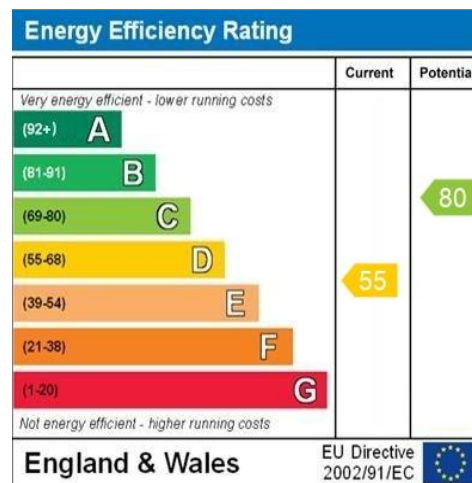
**Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.**

**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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