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**COATES DELL, WATFORD - £190,000 OFFERS IN EXCESS OF
1 Bedroom Ground Floor Flat**

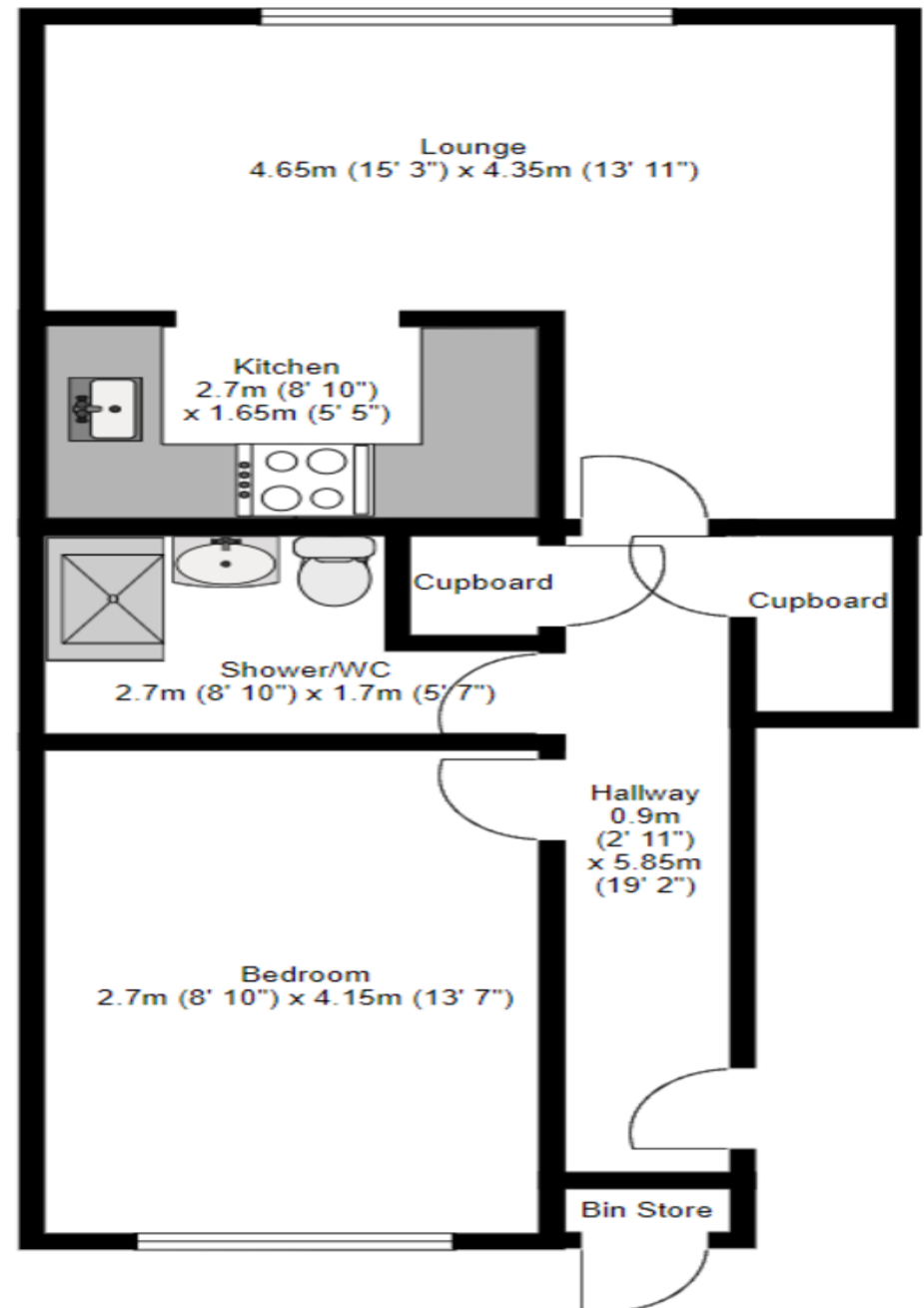


This well-presented one bedroom ground floor flat offers comfortable, practical living ideal for first-time buyers, downsizers or investors alike.

The accommodation comprises a bright and welcoming living room with ample space for both seating and dining, a generously sized double bedroom with excellent natural light, a fitted kitchen with good storage and worktop space, and a well-appointed bathroom suite. The ground floor position provides ease of access and a pleasant outlook, with the added benefit of communal outdoor areas nearby and plenty of communal parking bays.

Coates Dell is well positioned for local amenities, including nearby shops, schools and green spaces. Excellent transport connections are within easy reach, with Garston railway station providing convenient links into London and surrounding areas.

- No Upper Chain
- Excellent Decorative-Order
- Ground Floor
- Close To Garston Park
- Walking Distance To Garston Train Station
- Excellent Transport Links



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

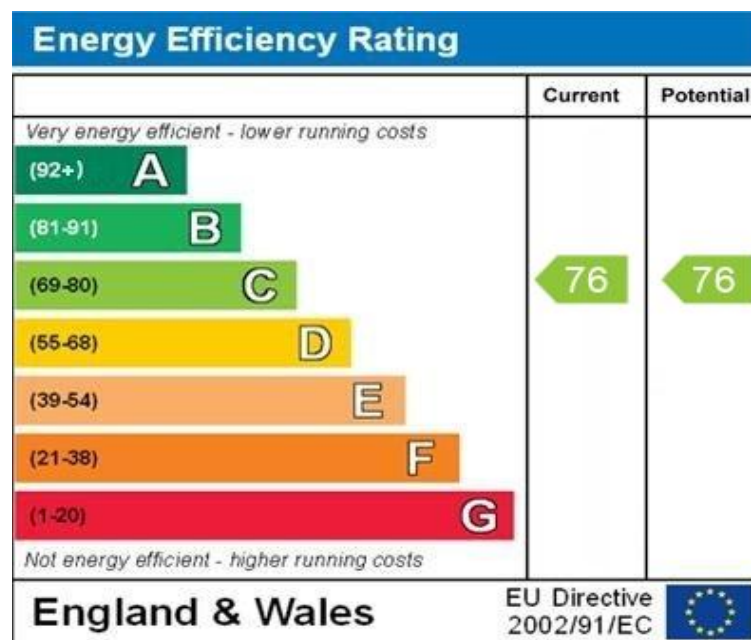
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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