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**RYDAL COURT, GRASMERE CLOSE, WATFORD - £270,000 OFFERS IN EXCESS OF
2 Bedroom Ground Floor Flat**

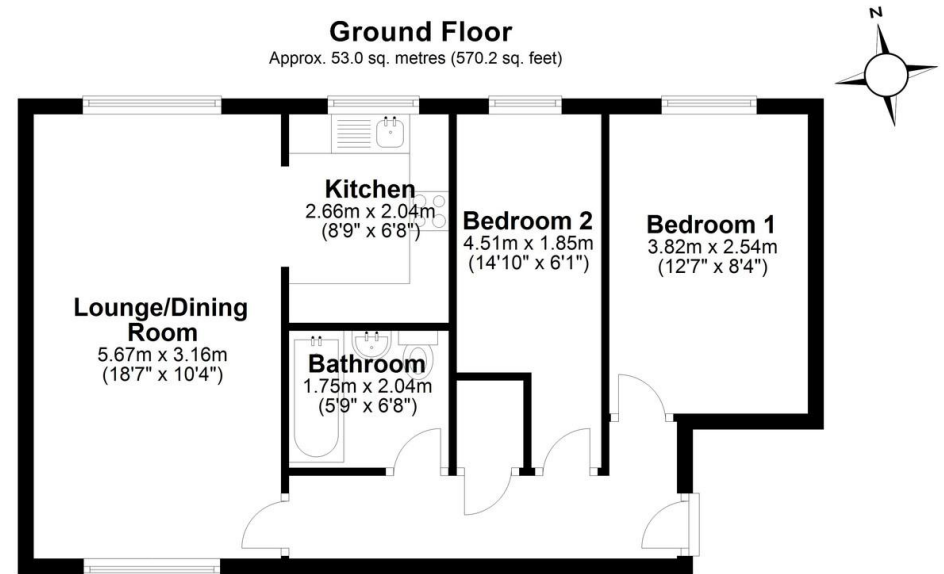


An excellent opportunity to acquire this well-proportioned two bedroom ground floor flat, offered with over 975 years remaining on the lease, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Situated within the popular and well-maintained development of Rydal Court on Grasmere Close, this bright and spacious apartment benefits from a practical layout and a pleasant residential setting. The property comprises a welcoming entrance hallway leading into a generous living and dining area, providing a comfortable space for both everyday living and entertaining. The separate fitted kitchen offers ample storage and worktop space, while two well-sized bedrooms provide flexible accommodation to suit a variety of needs, whether for family living, guests or a home office. A neatly presented bathroom completes the internal accommodation.

Being located on the ground floor, the flat offers ease of access and added convenience.

- Off-Street Parking (Allocated Space Plus Visitors Spaces)
- Good Decorative-Order
- Long Lease
- Ground Floor
- Excellent Transport Links (Including to M1 & M25)
- Close To Schools (Including Parmiter's School))



Total area: approx. 53.0 sq. metres (570.2 sq. feet)



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

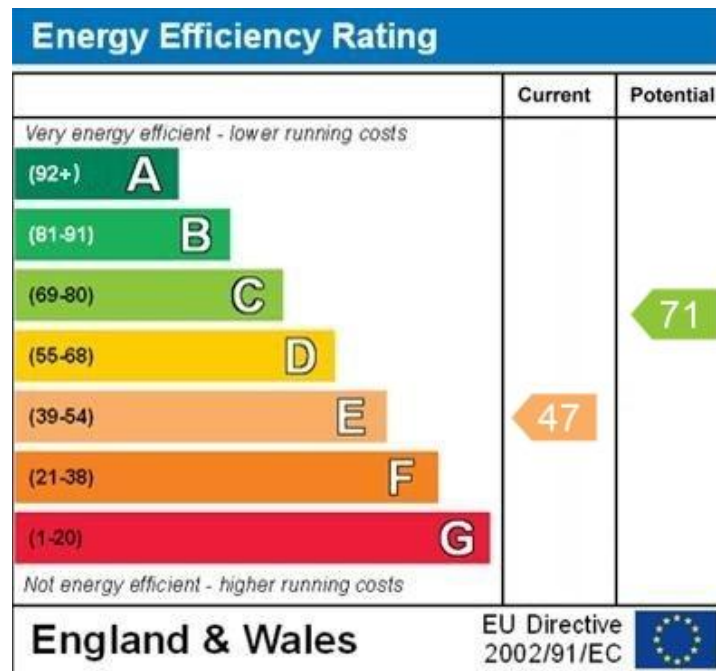
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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