Tel: 01923 677755
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Claytons



THE GLEBE, WATFORD - £295,000
2 Bedroom Maisonette







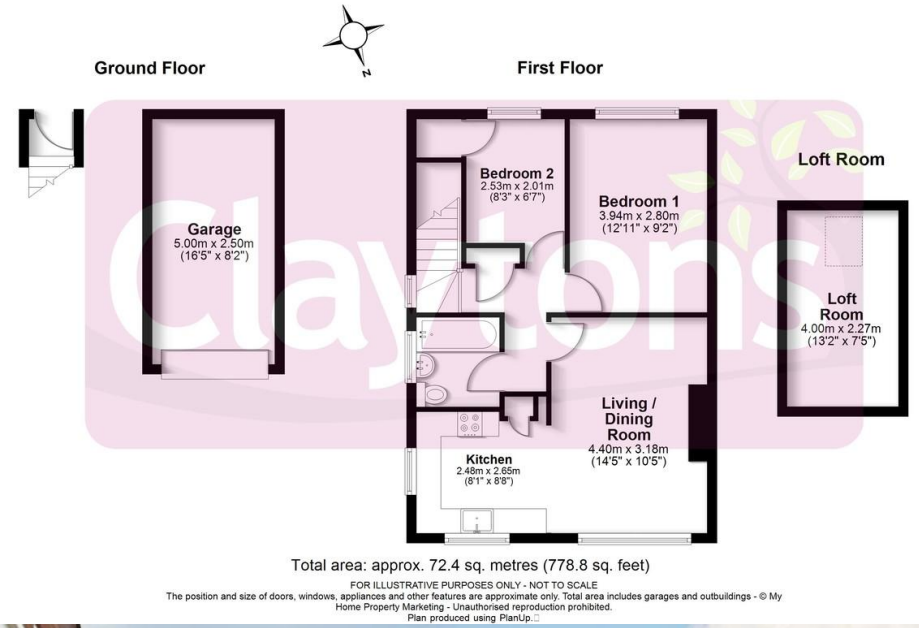


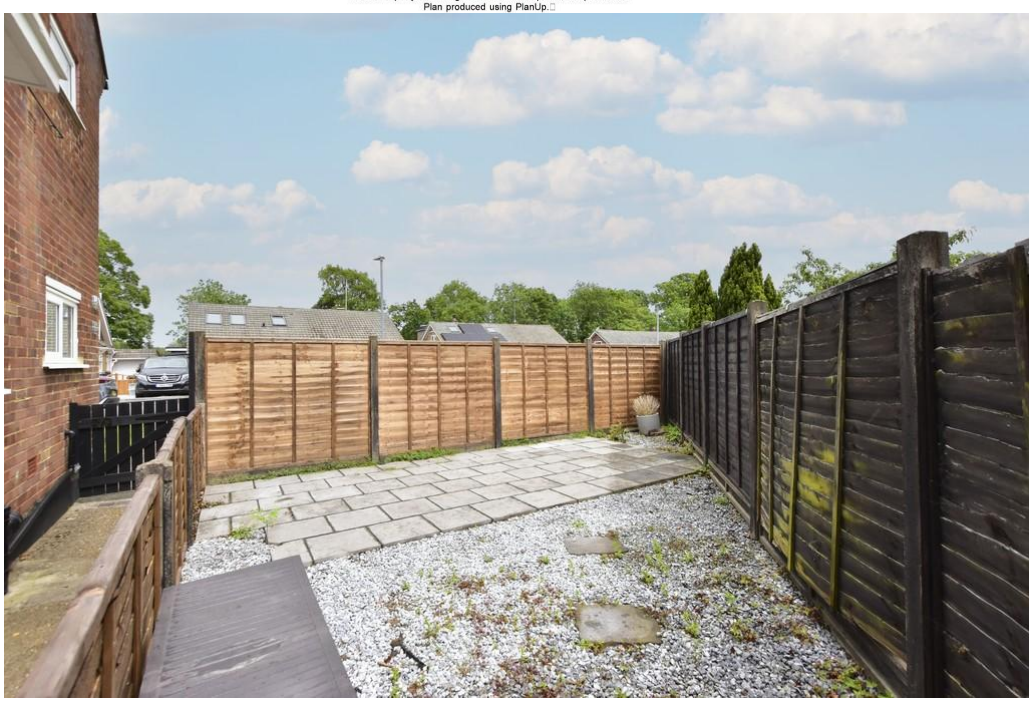
Located in the popular residential area of The Glebe, Watford, this well-presented two-bedroom maisonette offers bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Conveniently positioned close to local amenities, highly regarded schools, and excellent transport links, the property combines comfortable living with everyday convenience.

The accommodation comprises a welcoming entrance leading into a generous living room filled with natural light, creating a warm and inviting space for relaxing or entertaining. The fitted kitchen provides ample storage and worktop space, while the two well-proportioned bedrooms offer flexibility for families, guests, or those working from home. A modern family bathroom completes the internal accommodation.

The property further benefits from double glazing, gas central heating, and useful storage space throughout.

- No Upper Chain
- Excellent Decorative-Order
- Off-Street Parking (Garage En-Bloc)
- Well-Maintained Private Garden
- Walking Distance To Garston Train Station
- Excellent Transport Links (Including Links To M1 & M25)
- £800 service charge per annum to include building insurance
- 119 year lease - No ground rent





☎ **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

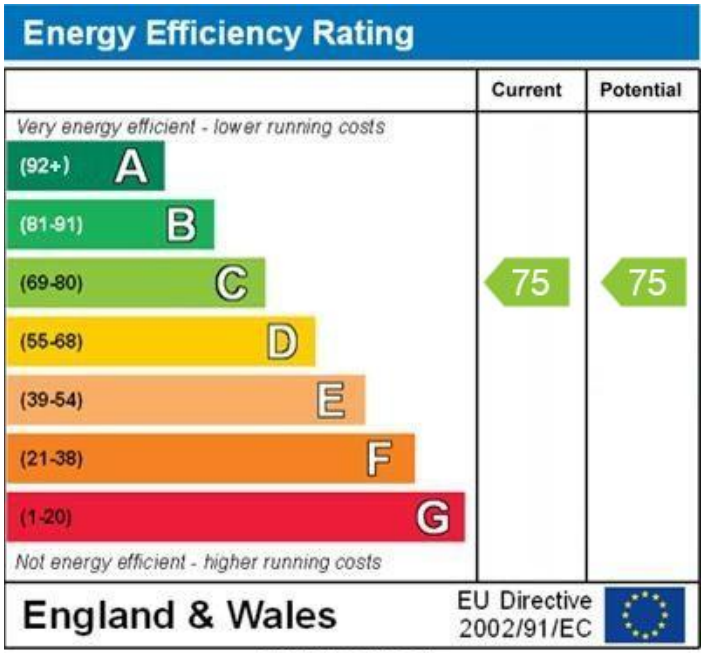
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

NB 1) We have not tested any appliances and/or services mentioned in these property particluars 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.

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