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**ST. ALBANS ROAD, WATFORD - £240,000**  
**1 Bedroom Apartment**



Situated within a well-maintained development, this bright and well-presented top floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property features a spacious and light-filled living room, providing ample room for both relaxing and dining. The kitchen is well arranged with a range of fitted units and work surfaces, making it practical for everyday use.

The generously sized double bedroom offers a comfortable and peaceful retreat, while the bathroom is fitted with a clean and functional suite. Positioned on the top floor, the apartment benefits from enhanced privacy along with pleasant, elevated views and plenty of natural light throughout.

Arena Court is conveniently located on St. Albans Road, offering easy access to a variety of local shops, amenities, and transport links. Watford town centre is within close reach, and the property is well placed for major road connections including the M1 and M25.

- No Upper Chain
- Excellent Decorative-Order
- Long Lease
- Secure Gated Off-Street Parking
- Walking Distance To Garston Train Station
- Excellent Transport Links (Including Links To M1 & M25)



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

### FREE VALUATIONS & MARKETING ADVICE

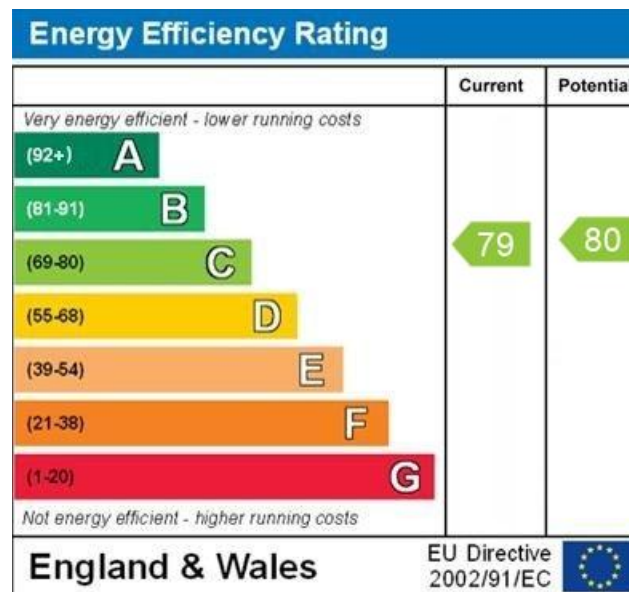
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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