

# HARRY CHARLES

Property Specialists



Osprey Close, Watford, WD25 9AR

**Price £265,000**



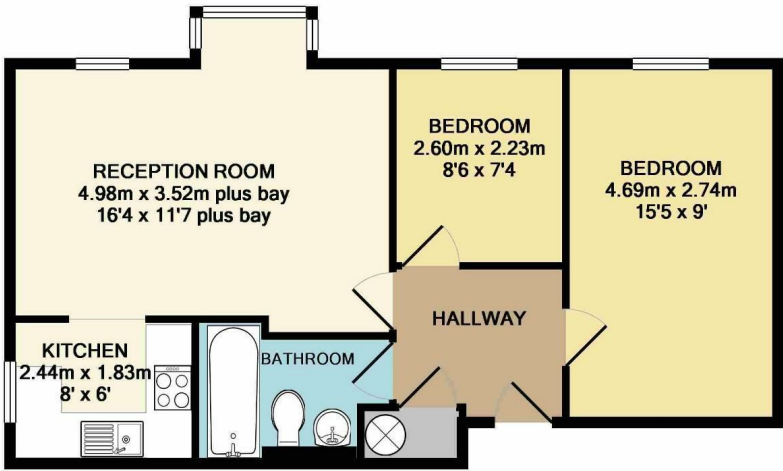
**\*\* WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT - EXTENDED LEASE - RE-FITTED KITCHEN - REPLACEMENT DOUBLE GLAZING - RE-FITTED BATHROOM - COUNCIL TAX BAND C - LOUNGE/DINER WITH BAY - OFF ROAD PARKING - CUL-DE-SAC LOCATION \*\*** We are delighted to be favoured with Sole agency instructions to offer for sale this greatly improved two bedroom first floor apartment situated in this popular Garston cul-de-sac. The property benefits from replacement double glazing, improved heating and both the kitchen and bathroom have been replaced. The lease has recently been extended and now benefits from a peppercorn ground rent. In order to avoid disappointment please contact us without delay to arrange an early viewing.

- Well Presented First Floor ▪ Extended Lease Apartment
- Re-fitted Kitchen
- Lounge/Diner With Bay
- Replacement Double Glazing
- Off Road Parking
- 2 Bedrooms
- Re-fitted Bathroom
- Improved Heating
- Cul-De-Sac Location





Floor Plan



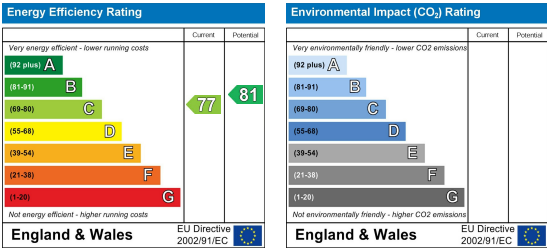
OSPREY CLOSE  
TOTAL APPROX. FLOOR AREA 51.8 SQ.M. (558 SQ.FT.)

This Plan is to be used for Illustrative Purposes Only. Measurements are Approximate. Not to Scale.  
No Responsibility will be taken for any omissions or errors shown.  
Made with Metropix ©2018

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.