

# HARRY CHARLES

Property Specialists



Osprey Close, Watford, WD25 9AR

**Price £265,000**

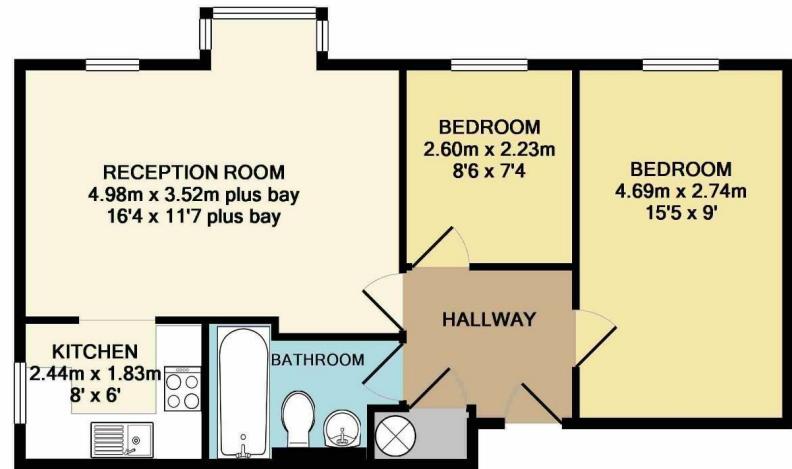


\*\* WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT - EXTENDED LEASE - RE-FITTED KITCHEN - REPLACEMENT DOUBLE GLAZING - RE-FITTED BATHROOM - COUNCIL TAX BAND C - LOUNGE/DINER WITH BAY - OFF ROAD PARKING - CUL-DE-SAC LOCATION \*\* We are delighted to be favoured with Sole agency instructions to offer 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 Apartment
- Extended Lease
- 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



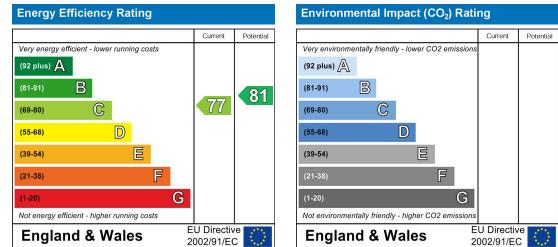
OSPREY CLOSE  
TOTAL APPROX. FLOOR AREA 51.8 SQ.M. (558 SQ.FT.)

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.  
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## Area Map



## Energy Efficiency Graph



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