

Tel: 01923 677755  
Fax: 01923 680729

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**Claytons**



**ELLWOOD COURT, WATFORD – OFFERS OVER £290,000**  
**2 Bedroom First Floor Flat**



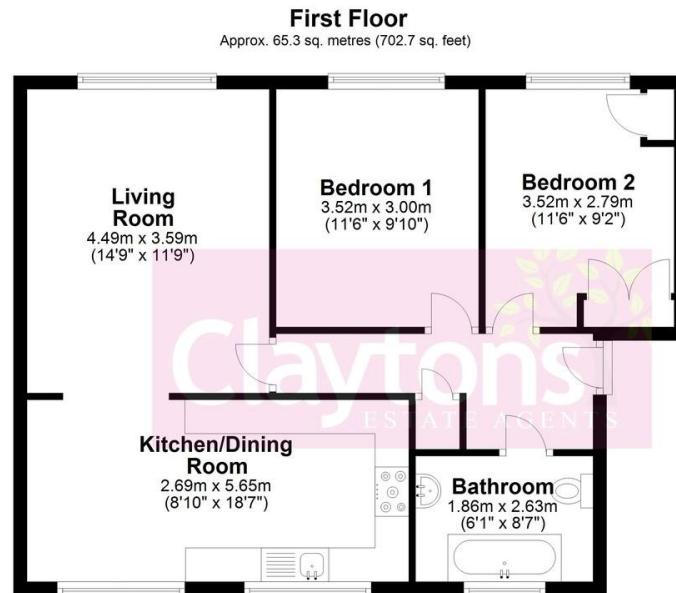
Stunning 1st floor, 2 double bedroom flat benefitting from off street parking and set in a private block at the end of a quiet cul-de-sac surrounded by expansive communal gardens.

The property contains; 2 double bedrooms, spacious and stylish open planning kitchen / dining room, large lounge with views over the communal gardens and a modern family bathroom.

To the outside there are expansive communal gardens and an allocated off street parking space.

- 2 bed First Floor Flat
- 2 double bedrooms
- Stylish open plan kitchen / dining room
- Modern Family Bathroom
- Views over communal Gardens
- Set on a quiet cul-de-sac
- Allocated off street parking space
- Expansive communal gardens
- Lease Expires - 29/9/2110
- Service Charge - £120pcm
- Service Charge Review Period - TBC
- Ground Rent - TBC
- Ground Rent Review Period - n/a
- Council Tax Band - C (Watford)

Due to its brilliant location; this second floor flat is in close proximity to excellent schools, has easy access to the major road links of the M1 and M25 and is only a short distance to all local amenities.



Total area: approx. 65.3 sq. metres (702.7 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to



 **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.

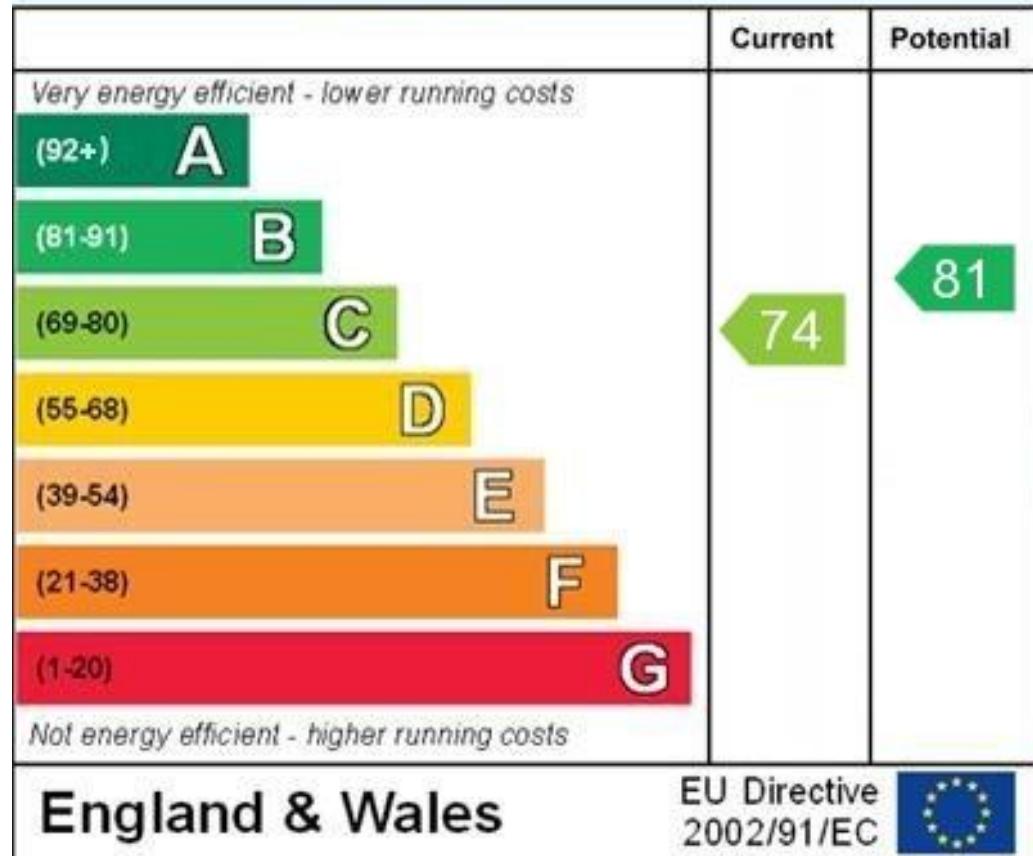
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## Energy Efficiency Rating



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