

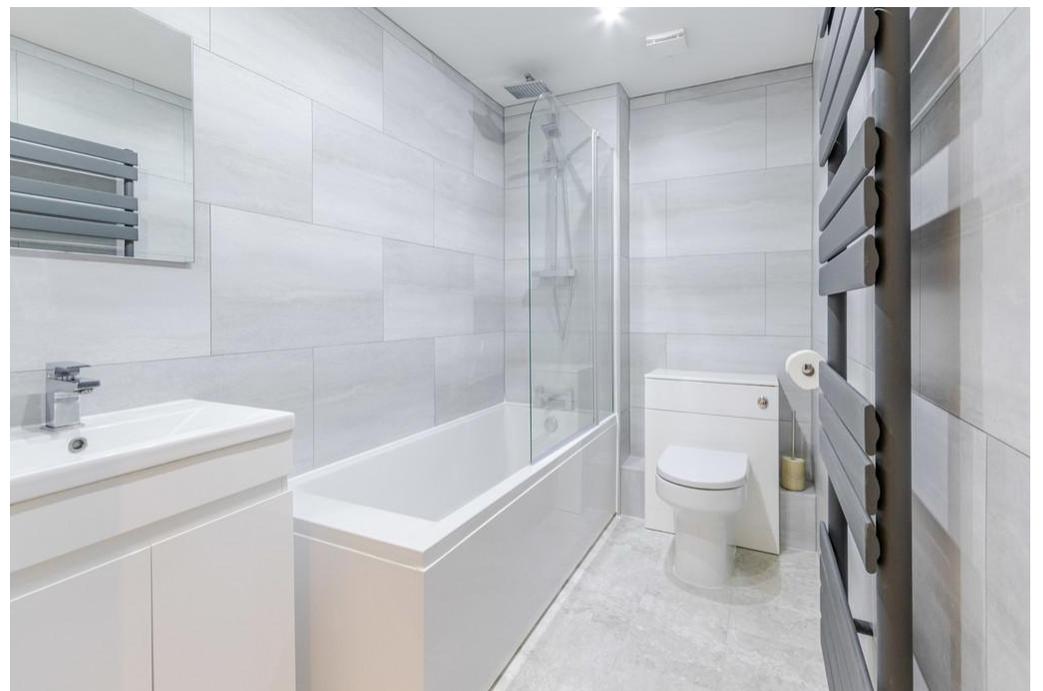
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**LOWESWATER CLOSE, WATFORD - £230,000 - OFFERS IN EXCESS OF
1 Bedroom Apartment**



Situated within the popular Chalkdell House development in WD25, this well-presented one-bedroom flat offers an excellent opportunity for first-time buyers, investors or those looking to downsize. Offered to the market chain-free, the property provides a straightforward purchase and is ready for immediate occupation.

The accommodation is in good condition throughout and comprises a bright and spacious reception room with ample natural light, creating a comfortable living and dining space. The kitchen is practical and well maintained, offering good storage and workspace. The double bedroom is generously sized, while the bathroom is clean and well appointed.

The property benefits from a long lease, offering peace of mind for future ownership. Chalkdell House is well positioned for local amenities, transport links and nearby green spaces, making it a convenient and desirable location within WD25.

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

Second Floor



Total area: approx. 46.4 sq. metres (499.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any errors.



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

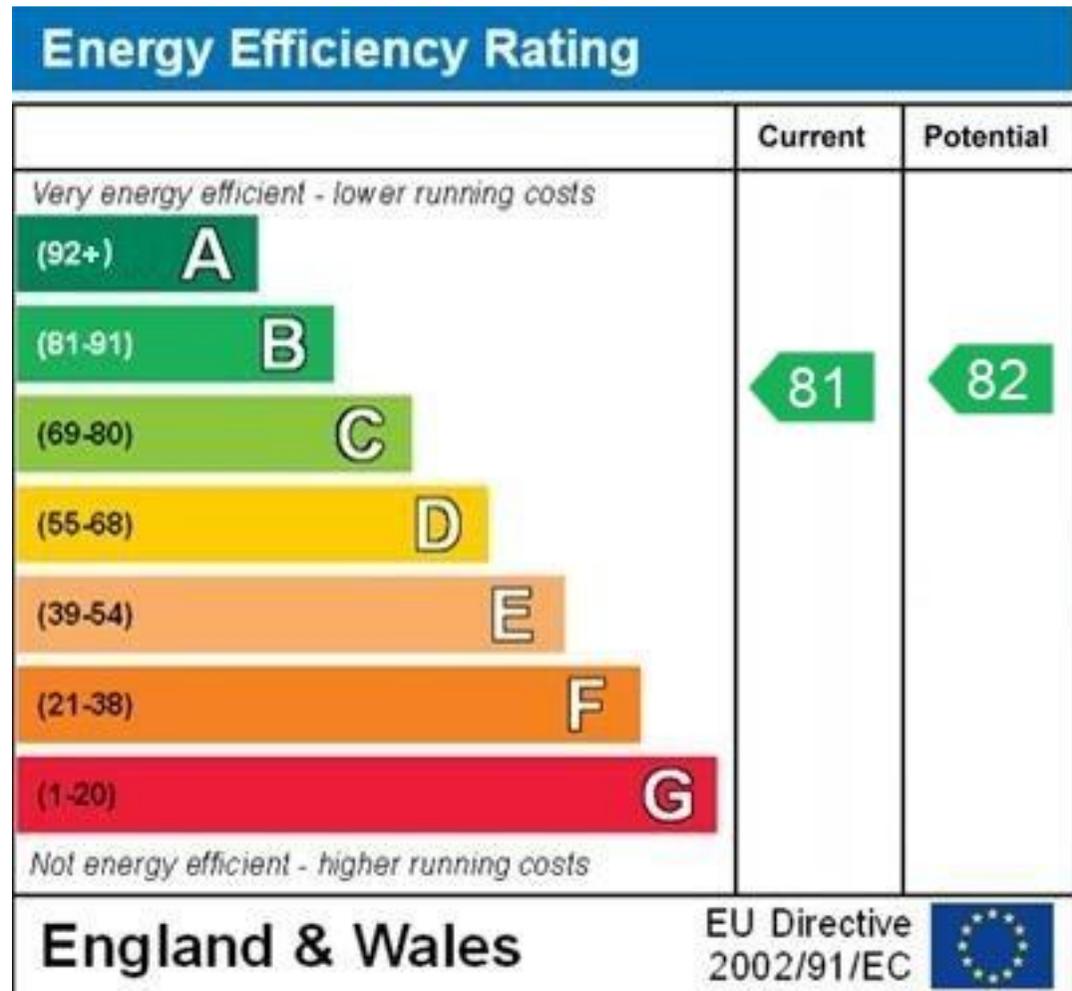
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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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