

Tel: 01923 677755
Fax: 01923 680729

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BOVINGDON CRESCENT, WATFORD - £250,000
1 Bedroom Ground Floor Maisonette

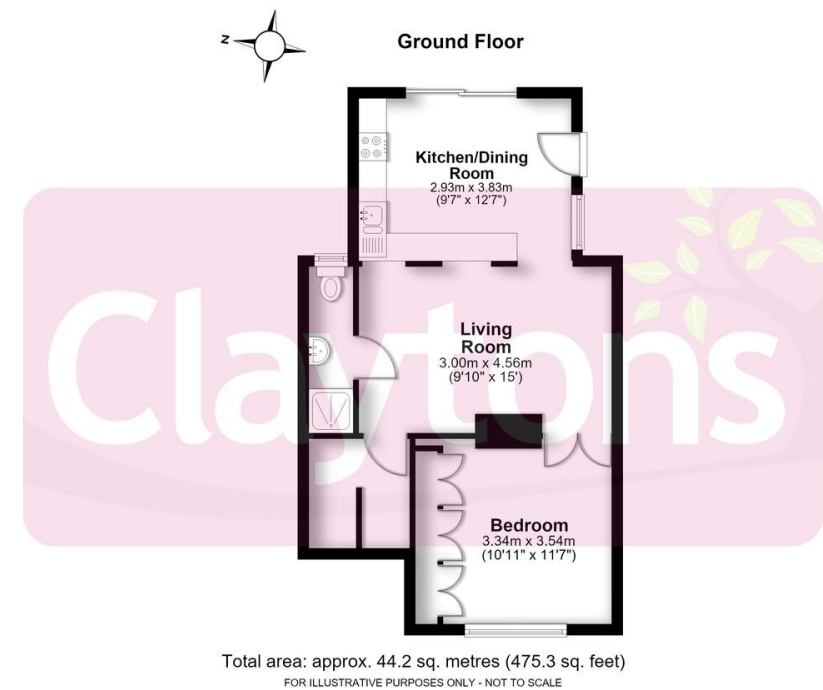


Situated on Bovingdon Crescent in Garston, Watford, this one-bedroom ground-floor maisonette presents an excellent opportunity for first-time buyers, downsizers or investors alike. Offering convenient ground-floor living and the added benefit of a share of the freehold, the property presents an attractive opportunity for first-time buyers, downsizers or investors alike.

The location offers convenient access to a range of local shops, amenities and everyday essentials. Garston railway station is also within walking distance, providing transport links for commuters, while nearby road connections offer access to Watford town centre and the surrounding areas.

The property benefits from its own allocated parking space, long lease and presents an excellent opportunity for first-time buyers looking to get onto the property ladder.

- One-bedroom Ground Floor Maisonette
- Share of the freehold
- No service charge
- No ground rent
- Close to local shops and amenities
- Located in Garston, Watford
- Ideal first-time purchase
- Convenient transport links



 **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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		