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Claytons 



**FOURTH AVENUE, WATFORD – OFFERS IN EXCESS OF £240,000**  
**1 Bedroom Top Floor Maisonette**



One bedroom first floor apartment with the benefit of access to own private garden and one off street parking space. Well proportioned living room with a separate kitchen. Spacious modern bathroom. Good sized double bedroom with built in wardrobes.

Offered with a 900+ year lease and no upper chain.

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

- 1 Bed First Floor Flat
- Private Garden
- Double bedroom with built in wardrobes
- Living Room with bay window
- Modern Kitchen and Bathroom
- Off Street Parking on driveway
- Lease - 900+ years
- No upper chain
- Council Tax Band - B (Watford)



**Ground Floor**  
Approx. 0.8 sq. metres (8.6 sq. feet)



Total area: approx. 38.7 sq. metres (416.6 sq. feet)

 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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