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CLARENDON ROAD, WATFORD – OIEO £190,000
1 Bedroom Apartment



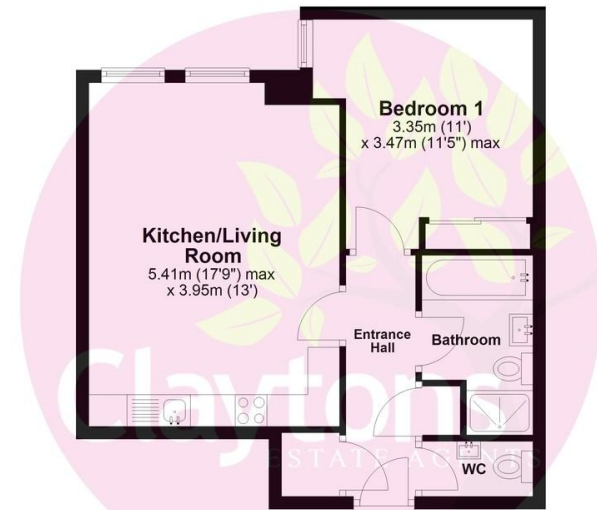
Located in the heart of Watford town centre, this modern one-bedroom apartment in Arliss Court offers stylish and convenient living within walking distance of excellent transport links and amenities. Positioned on an upper floor with lift access, the property features an open-plan living area, a double bedroom with fitted storage, a full bathroom and an additional separate W/C.

The apartment benefits from a long lease of approximately 115 years remaining, making it an ideal purchase for first-time buyers, investors, or commuters seeking easy access into London. The property is offered chain free and forms part of a well-maintained development on Clarendon Road in the centre of town.

Transport links are excellent, with Watford Junction railway station approximately 0.4 miles away, providing fast and frequent services into London Euston in around 20 minutes.

- No Upper Chain
- Excellent Decorative-Order
- Long Lease
- Watford Town Centre Location
- Walking Distance To Watford Junction
- Additional W/C

Fourth Floor



Total area: approx. 44.8 sq. metres (482.3 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.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



 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 Clayton's 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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