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**WESTWICK PLACE, WATFORD – OFFERS IN EXCESS OF £220,000**  
**1 Bedroom Apartment**



Situated in a quiet and well-established residential cul-de-sac, this well-presented one-bedroom first floor maisonette on Westwick Place offers an excellent opportunity for first-time buyers, downsizers or investors alike. Benefiting from its own private entrance, the property provides a bright and spacious feel throughout, with well-proportioned accommodation designed for comfortable modern living.

The property features a generous lounge with ample space for both living and dining, a fitted kitchen with a range of storage and worktop space, a good-sized double bedroom with built-in storage, and a bathroom fitted with a white suite. Large windows throughout allow plenty of natural light to flood the home, creating a warm and welcoming atmosphere.

Conveniently located in the popular North Watford area, the maisonette is within easy reach of local shops, supermarkets, parks, excellent transport links and highly regarded road connections including the M1, M25 and A41.

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- First Floor
- Close To Garston Park
- Walking Distance To Garston Train Station
- Close To Watford Town Centre
- Allocated Off-Street Parking
- Cul-De-Sac



### First Floor



Total area: approx. 41.2 sq. metres (443.9 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

### FREE VALUATIONS & MARKETING ADVICE

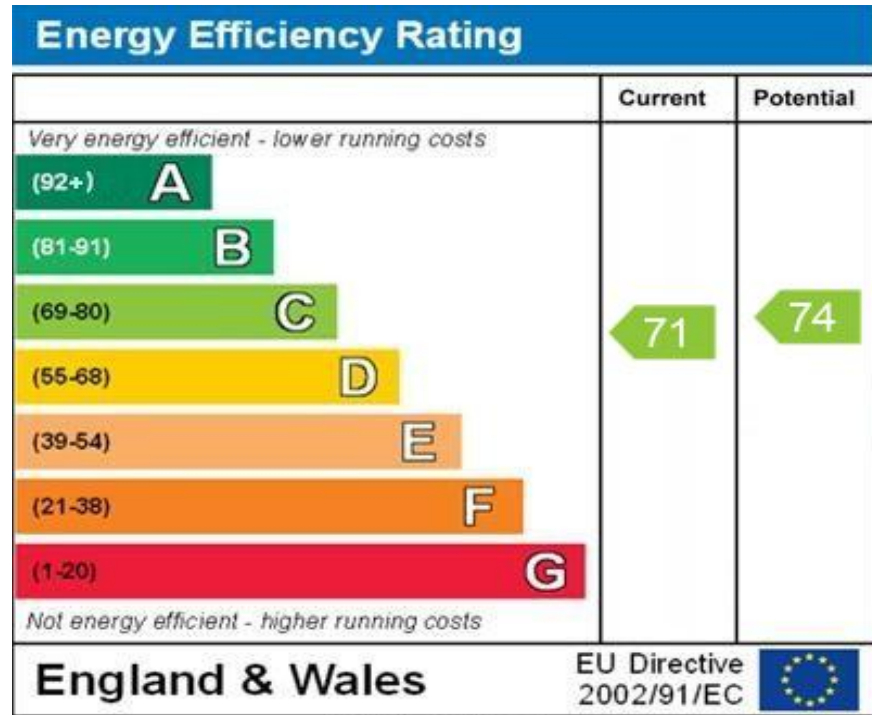
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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