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Claytons



ROCHESTER DRIVE, WATFORD – OFFERS IN EXCESS OF £180,000
1 Bedroom Top Floor Flat



1 double bedroom top (2nd floor) flat in good condition with a long lease, access to communal garden and allocated off street parking space.

The flat contains; 1 double bedroom, stylish bathroom, open plan kitchen / living room / dining room as well as an additional storage cupboard.

To the rear is a communal garden. To the front there is an allocated off street parking space.

Due to its brilliant location; the flat is in close proximity to the major road links of the M1 & M25 and is only a short distance to all local amenities.

Lease Expiry Date - 27/9/2146

Service Charge - £1242pa

Service Charge Review Period - Yearly

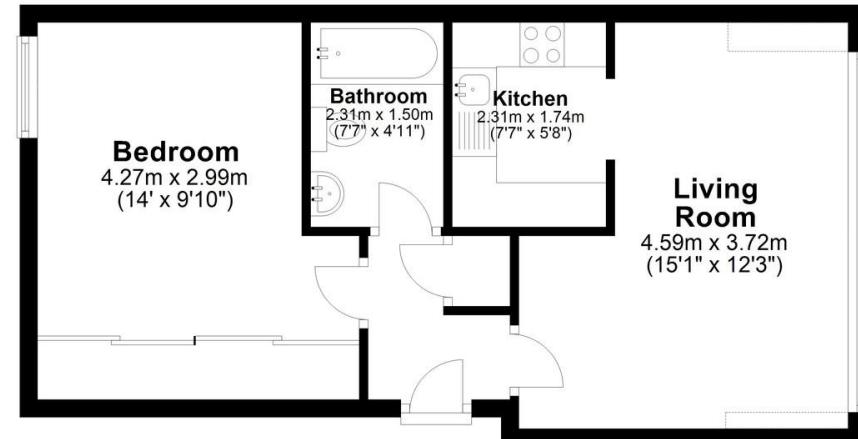
Ground Rent - £200pa

Ground Rent Review Period - Every 25 years

- 1 Bed Top (Second) Floor Flat
- Double Bedroom
- Stylish bathroom
- Modern Kitchen
- Living room with dining area
- Allocated off street parking space
- Communal Garden
- Additional Storage Cupboard

Second Floor

Approx. 40.3 sq. metres (433.7 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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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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