



OLIVER

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Estate Agency with a personal touch!

Farriers Way, Watford, Herts, WD25



Newly built in 2019, this TWO BEDROOM, TWO BATHROOM FLAT is beautifully presented throughout. This modern home which benefits from TWO ALLOCATED PARKING SPACES and a SECURE COMMUNAL GARDEN FOR RESIDENTS TO ENJOY is situated in GREAT LOCATION. With HIGHLY SOUGHT-AFTER SCHOOLS NEARBY and GREAT ROAD AND RAIL LINKS this property is offered CHAIN FREE!

- Top Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- Secure Communal Gardens
- Two Parking Spaces
- Close to Sought after Schools
- Great Transport Links
- Chain Free!

£375,000 - Leasehold

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Accommodation Comprises

Entrance Lobby

Entrance Hall

Open Plan Living Area 20'8" x 11'3" (6.30m x 3.43m)

Bedroom One 11'0" x 10'4" (3.35m x 3.15m)

Bedroom Two 10'2" x 9'6" (3.10m x 2.90m)

Exterior

Communal Gardens

Private and Secure communal garden

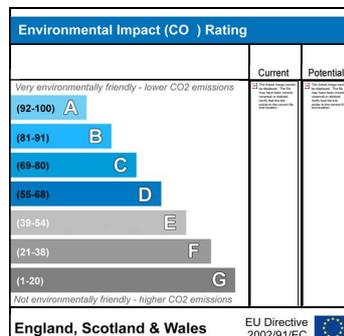
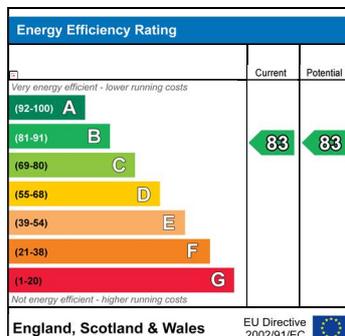
Parking

Allocated parking for two vehicles

Lease Information

Service charge £1200 149 years remaining





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.