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DEVON ROAD, WATFORD – OFFERS IN EXCESS OF £300,000
2 Bedroom Ground Floor Flat



Situated within the sought-after Liberty Apartments development, this well-presented two-bedroom, two-bathroom ground floor flat offers modern living in a highly convenient location.

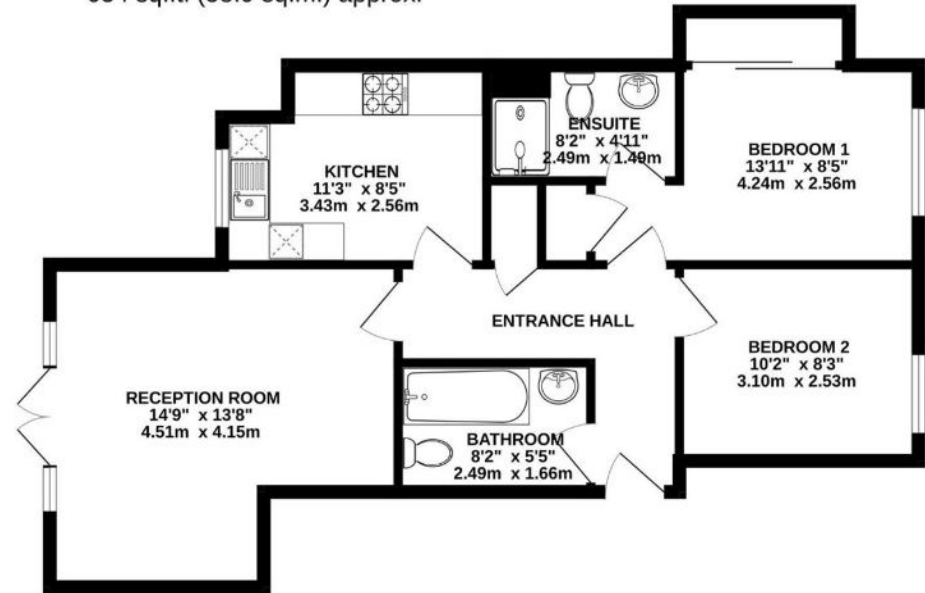
The property features a bright and spacious open-plan living and dining area, ideal for both relaxing and entertaining, with direct access to the well-maintained communal gardens, providing a pleasant outdoor space right on your doorstep. The separate, fully fitted kitchen is finished to a good standard, offering ample storage and workspace.

There are two generously sized double bedrooms, including a principal bedroom with an en-suite shower room, alongside a contemporary family bathroom. The layout is both practical and comfortable, making it suitable for professionals, small families, or investors alike.

Further benefits include off-street parking, secure entry, and a long lease of over 100 years, offering peace of mind for future ownership.

- Off-Street Parking (Allocated Space Plus Visitors Parking)
- Ground Floor With Direct-Access On To Communal Gardens
- Long Lease (Over 100 Years Remaining)
- Walking Distance To Watford Junction Train Station
- Close To Schools (Including Knutsford Primary Academy)
- Excellent Transport Links (Including Links To M1 & M25)

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

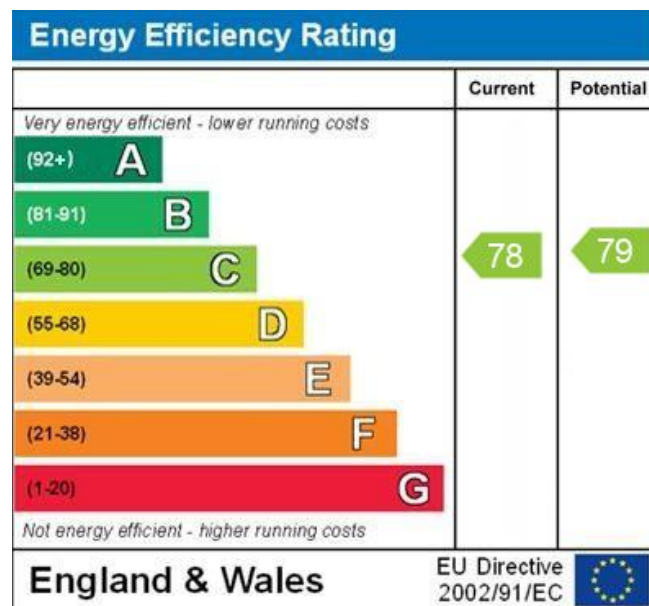
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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