

Tel: 01923 677755
Fax: 01923 680729

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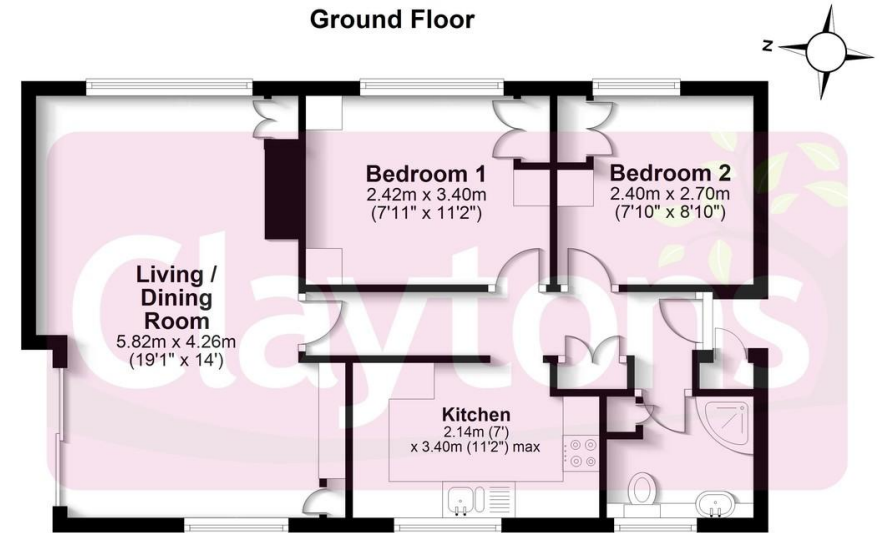


LYCH GATE, WATFORD - £250,000
2 Bedroom Ground floor flat



NO UPPER CHAIN. Extremely bright and spacious 2 BEDROOM GROUND FLOOR apartment with DIRECT ACCESS ONTO THE GARDEN. The property is situated in a cul de sac location close to major road links including M1,M25 and A405.Brand new lease on completion.

- No upper chain
- 2 double bedrooms
- Fitted kitchen
- Direct access to garden
- Huge lounge /dining room.
- Gas central heating
- Double Glazing
- New lease on completion.



Total area: approx. 54.2 sq. metres (583.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only. Total area includes carages and outbuildings - ± 1Mv



📍 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

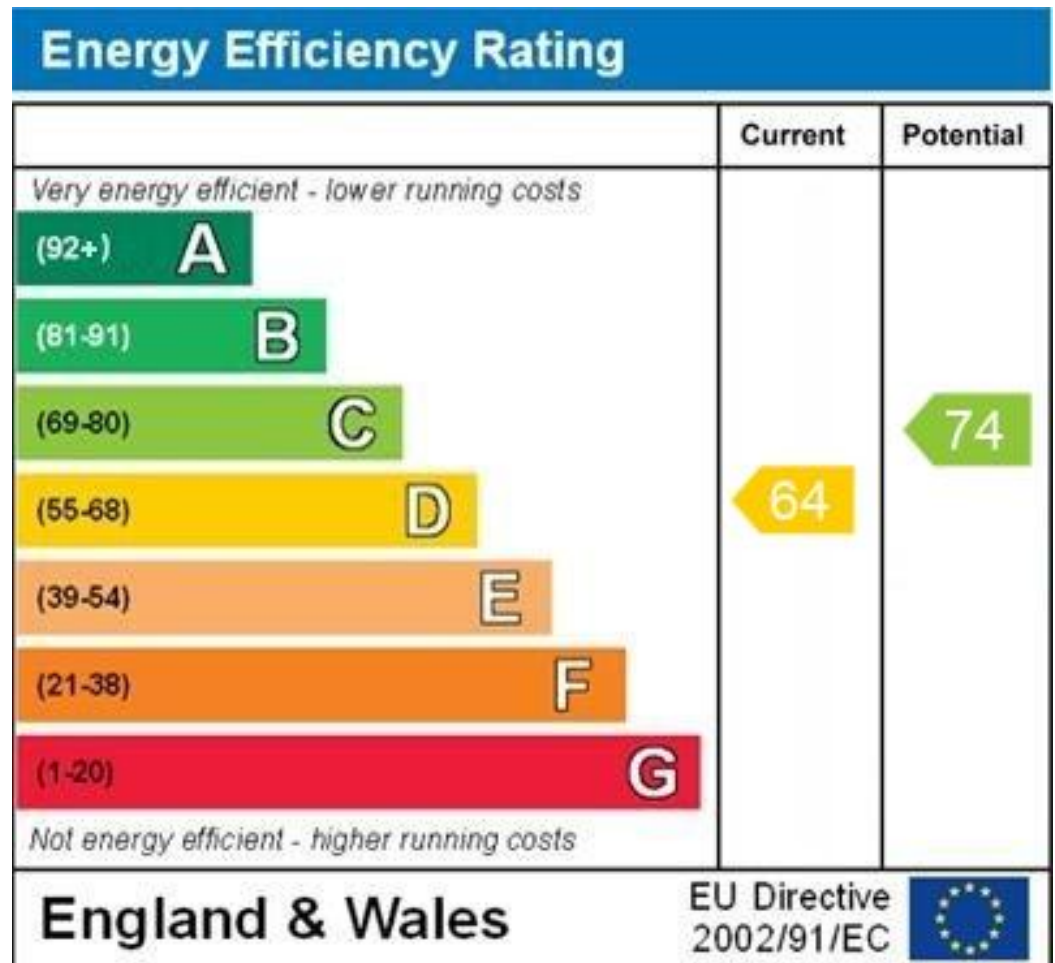
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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