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**Claytons**



**GLEBE COURT, LYCH GATE- £220,000**  
**2 Bedroom Apartment**



A CHAIN FREE well-presented two-bedroom second floor flat located in a quiet and popular residential area of Garston, Watford. This property offers spacious accommodation throughout and represents an excellent opportunity for first-time buyers, downsizers, or investors.

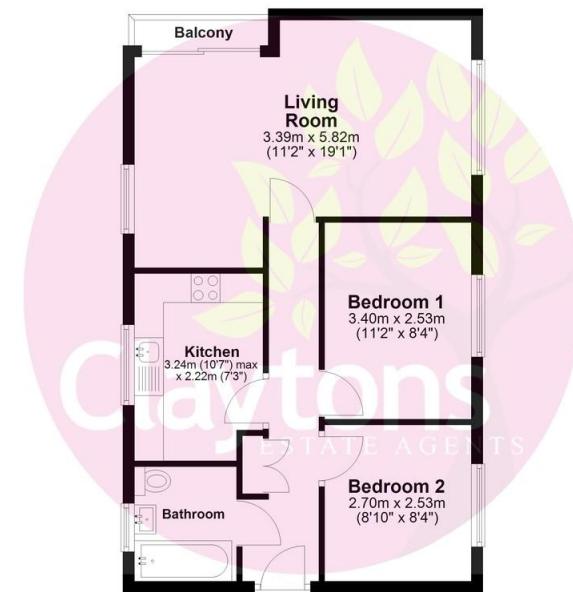
The accommodation comprises a bright lounge/dining room, a fitted kitchen, two good-sized bedrooms, and a family bathroom. Externally, the property benefits from a private garage, communal gardens, and ample residents' parking.

Conveniently positioned close to local shops, schools, and transport links, including Garston Station, Watford North Station, and Watford Junction, as well as easy access to the M1 and M25 motorways.

Although the property is in good order, buyers should note that the lease currently has 67 years remaining, and an extension will be required—offering a great opportunity to add value. Call now to book a viewing.

- Chain Free
- Two bedrooms
- Garage
- Fitted kitchen
- Bathroom
- Purpose built flat
- Call to view

Second Floor



Total area: approx. 54.6 sq. metres (587.8 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.**

**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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