

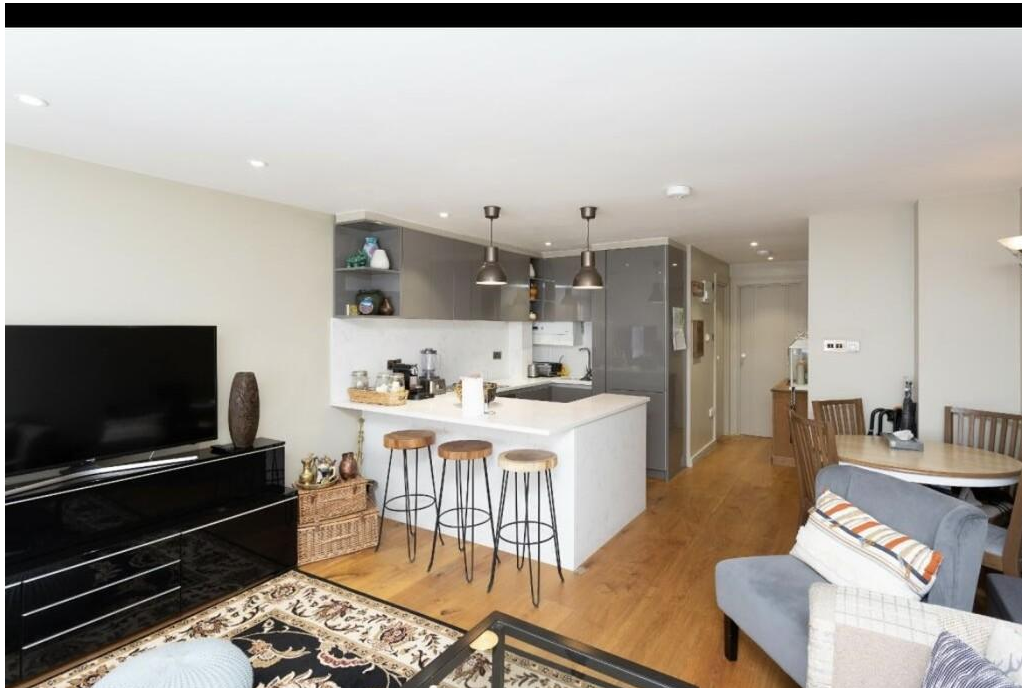
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Claytons 



HORSESHOE LANE, WATFORD – OFFERS IN EXCESS OF £230,000
1 Bedroom Apartment



This very well-presented and modern one-bedroom flat is situated in the popular Garston area, offering stylish and low-maintenance living ideal for first-time buyers, investors, or those looking to downsize.

The property features a bright and contemporary interior throughout, with a well-proportioned open plan living/dining/kitchen space designed for both comfort and practicality. The modern kitchen is fitted with sleek units and integrated appliances, while the double bedroom provides a comfortable retreat. A well-appointed bathroom completes the accommodation. Further benefits include a long lease with around 152 years remaining, offering peace of mind for future ownership and investment.

Conveniently located close to local amenities, transport links, and green spaces, this attractive flat combines modern living with excellent accessibility.

- One double bedroom
- First floor
- Immaculate condition throughout
- 152 year lease
- Communal areas
- Parking



Total area: approx. 43.3 sq. metres (466.6 sq. feet)



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		