

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 



THE TURNSTONES, WATFORD - £250,000
2 Bedroom Ground Floor Flat



Offered to the market chain free, this well-presented two bedroom ground floor flat presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Situated within the popular Turnstones development, the property offers a practical layout combined with a convenient and well-connected location.

The accommodation comprises a bright and spacious reception room, providing ample space for both relaxing and dining. The separate kitchen is fitted with a range of units and work surfaces, making it well suited for everyday living. There are two well-proportioned bedrooms, both benefiting from good natural light, with the principal bedroom also offering useful built-in storage.

Positioned on the ground floor, the flat provides ease of access and added convenience, along with well-maintained communal areas and residents' parking, subject to availability. Further benefits include double glazing, electric heating, and a secure entry system.

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- Two Double Bedrooms
- Walking Distance To Garston Train Station
- Close To Local Shops
- Sun Room

Ground Floor



Total area: approx. 77.0 sq. metres (828.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any errors.



📍 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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	43 E	
21-38	F		
1-20	G		