

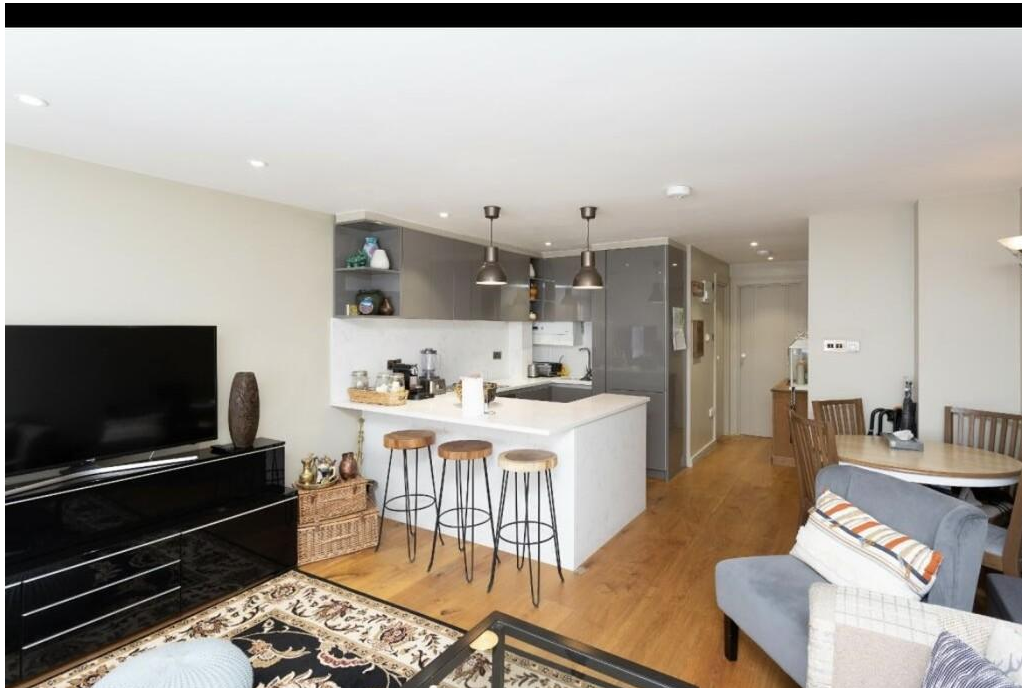
Tel: 01923 677755  
Fax: 01923 680729

[www.claytons.co.uk](http://www.claytons.co.uk)

Claytons 



**HORSESHOE LANE, WATFORD - £240,000**  
**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

**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](http://www.claytons.co.uk)

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		