

Tel: 01923 677755  
Fax: 01923 680729

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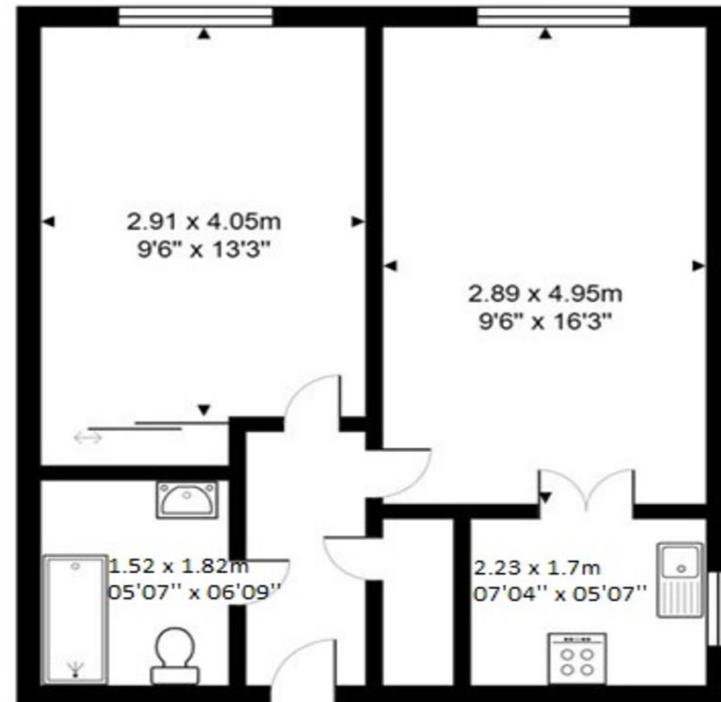


**CLEMENTS COURT, SHEEPCOT LANE, WATFORD - £120,000**  
**1 Bedroom Retirement Home**



Nestled within a peaceful and secure gated development, this beautifully presented one-bedroom retirement apartment offers a perfect blend of comfort, independence, and community living. Ideally located in the sought-after area of Garston, Watford, the property is just moments from local shops, bus routes, and healthcare facilities. The apartment features a spacious living/dining room with large windows allowing plenty of natural light, a modern fitted kitchen, a well-proportioned double bedroom with fitted wardrobes, and a contemporary shower room designed with accessibility in mind. Residents benefit from 24-hour emergency pull-cord systems, on-site management, and access to a range of communal amenities, including a residents' lounge, landscaped gardens, and guest accommodation for visitors. The development also offers private parking and secure entry for peace of mind.

- Retirement Property
- Good condition
- Double bedroom with wardrobes
- Shower room
- Communal lounge
- No upper chain



**Total Area: 40.8 m<sup>2</sup> ... 439 ft<sup>2</sup>**

All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

 **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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