



## 175D Farriers Court Horseshoe Lane

Watford, WD25 7JB

**Guide Price £215,000**

Welcome to this beautifully presented one-bedroom flat in the sought-after Farriers Court on Horseshoe Lane. Offering a superb balance of comfort and practicality, this charming home is perfect for first-time buyers or those looking to downsize.

As you enter, you're greeted by a well-designed reception room that feels warm and inviting—ideal for relaxing or entertaining. The property includes a generously sized bedroom, providing a calm and comfortable space to unwind. The bathroom is stylishly finished, combining modern convenience with thoughtful design.

A key highlight of this flat is the allocated parking space, a valuable asset in such a central location. You'll also enjoy the close proximity to local amenities, including shops, cafés, and public transport links. Additionally, the property is offered with no upper chain, ensuring a smooth and straightforward purchase process.

- No Upper Chain
- Fantastic Condition
- One Allocated Parking Space
- Close To Local Amenities
- Large Double Bedroom
- Light And Airy Apartment
- First Floor
- Bus Routes Into Town Centre

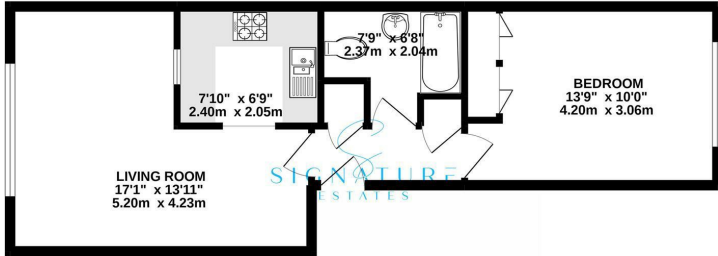
### Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

FIRST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



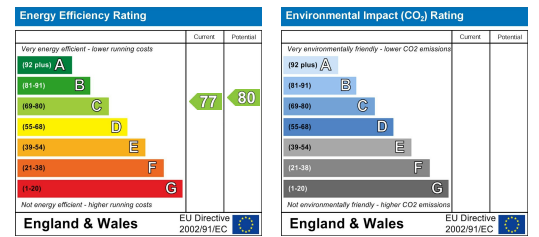
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FARRIERS COURT  
TOTAL FLOOR AREA - 493 sq.ft. (45.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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67 High Street, Abbots Langley, Hertfordshire, WD5 0AT

T: 01923262666 | E: [abbots@signaturestates.co.uk](mailto:abbots@signaturestates.co.uk) | [www.signaturestates.co.uk](http://www.signaturestates.co.uk)