



Connells

Edridge Court Ley Farm Close
Watford



Property Description

A modern and well presented first floor apartment located in this sought after development. Garston train station is in the locality as is Lea Farm Recreation Ground. With parking, double glazing and bright and airy accommodation this home is perfect for a first time buy professional or investment buyer. Featuring a balcony to the living room overlooking attractive communal grounds, your viewing is highly recommended.

Outside

Communal Grounds

Residents Parking

Entrance Hall

Front door.

Lounge

9' 10" x 15' 9" (3.00m x 4.80m)

Double glazed window, double glazed patio doors.

Kitchen

9' 10" x 6' 2" (3.00m x 1.88m)

Fitted kitchen comprising wall and base units, sink with drainer, gas cooker point, space for fridge/ freezer.

Bedroom 1

9' 5" x 12' 1" (2.87m x 3.68m)

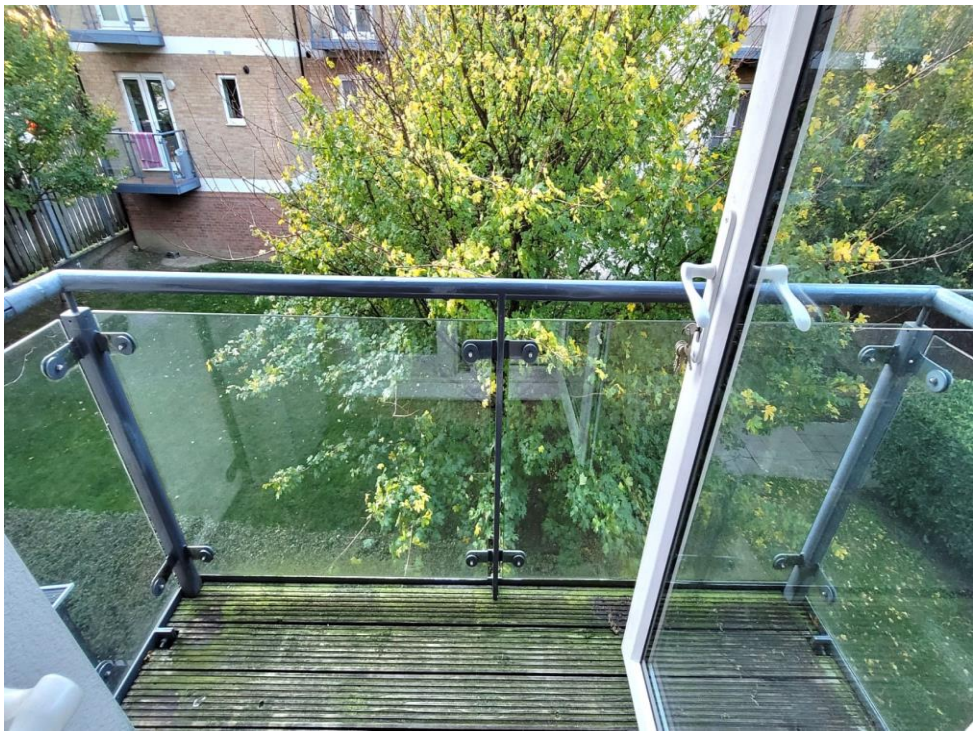
Double glazed window, radiator.

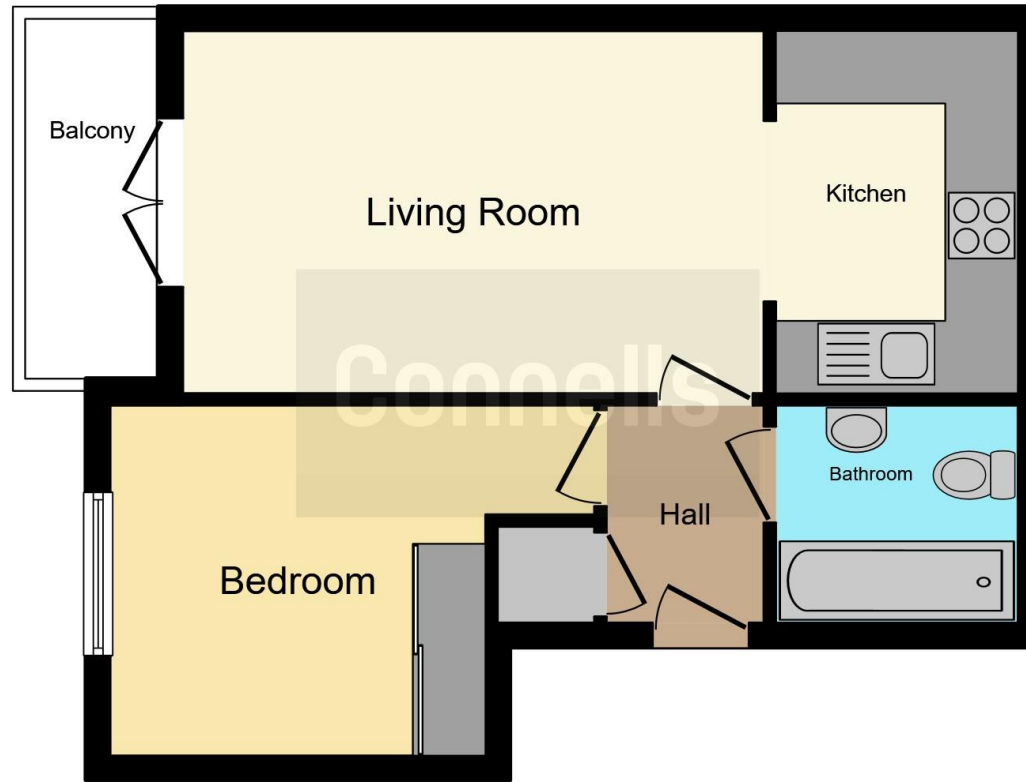
Bathroom

6' 8" x 5' 10" (2.03m x 1.78m)

Bath with shower attachment over, wash hand basin, low level WC.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/LEA102524](https://www.connells.co.uk/Property/LEA102524)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA102524 - 0007