



**Connells**

Edridge Court Ley Farm Close  
Watford





## Property Description

A fantastic two bedroom duplex apartment, full of character. Very modern presentation throughout featuring the mezzanine with master bedroom and ensuite. With the lounge leading to balcony, a smart fitted kitchen, two bedrooms and bathroom. Also benefiting from residents parking, gas central heating and double glazing. This sought after development is located well for Sainsbury and Asda super stores, A41 road links and Lea Farm recreation ground.

## Entrance Hall

## Lounge

Irregular Shaped Room x ( x )  
Door to balcony, two radiators.

## Kitchen

9' x 6' 8" ( 2.74m x 2.03m )

Cooker point with extractor over, laminate flooring, space for fridge/ freezer, stainless steel sink with drainer, plumbing for washing machine.

## Bedroom 1

Mezzanine style, skylight, radiator.

## Ensuite

Shower cubicle, wash hand basin, tiled walls, extractor fan, WC, radiator, shaver point.

## Bedroom 2

Irregular Shaped Room x ( x )  
Radiator, window.

## Bathroom

Bath, tiled walls, extractor fan, wash hand basin, radiator, WC.

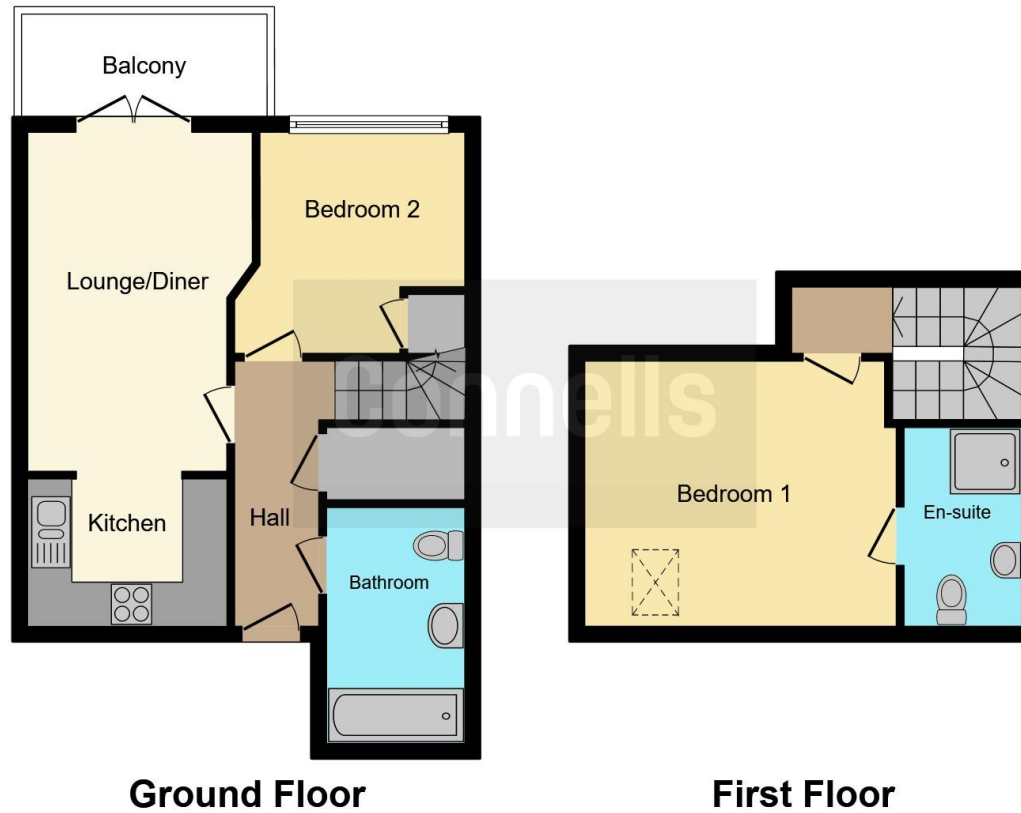












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA102649](http://connells.co.uk/Property/LEA102649)**

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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