



Connells

Hales Court Ley Farm Close
Watford



Property Description

A smart and modern one bedroom apartment with balcony located in this sought after location in Leavesden. Well placed for the A 41 and other motorway links and Sainsbury and Asda superstore this home has everything the professional could need. With a modern open plan kitchen, spacious and bright lounge, a larger than average double bedroom and well equipped bathroom. With attractive communal gardens and a secure residents parking, this home is highly recommended for viewing.

Entrance Hall

Solid wood front door, radiator, loft access, storage cupboard and doors to all further rooms.

Kitchen Area

10' 1" max x 9' 3" max (3.07m max x 2.82m max)

Modern fitted kitchen with a range of wall and base units, integrated appliances including fridge/freezer, washer/dryer and dishwasher. Electric oven, gas hob, cookerhood, cupboard housing combination boiler, sink/drain, work surfaces, tiled flooring, radiator and open to lounge/dining area

Lounge/ Dining Area

12' 4" max x 12' 2" max (3.76m max x 3.71m max)

Window to rear aspect, tv point and radiator



Bedroom

9' max x 9' 1" max (2.74m max x 2.77m max)

Double glazed patio doors to rear aspect leading on to private balcony, radiator and tv point

Bathroom

Bath with mixer taps, shower head attachment, wash hand basin, low level water closet, heated towel radiator, partially tiled walls, shaving point and extractor fan.

Parking

One allocated parking space in the residents underground car park along with ample visitors spaces









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA102366

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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