



Connells

Hales Court Ley Farm Close
Watford



Property Description

A superb double bedroom ground floor apartment featuring two balconies, an excellent decorative order, a long lease and an allocated parking space underground. This bright and airy home has a large entrance hall leading to the bedroom, the bathroom and the lounge/ kitchen. The lounge and the bedroom have balconies which overlook the well maintained development. Very well placed for Asda and Sainsburys and the A41, this property is highly recommended for viewing.

Underground.

Communal Grounds

Entrance Hall

Front door.

Lounge Area

17' 10" x 9' 7" max (5.44m x 2.92m max)
Feature balcony.

Kitchen Area

11' 4" x 6' 9" (3.45m x 2.06m)
Range of wall and base units, sink with drainer, cooker point.

Bedroom

13' 1" max x 10' 3" (3.99m max x 3.12m)
Feature balcony.

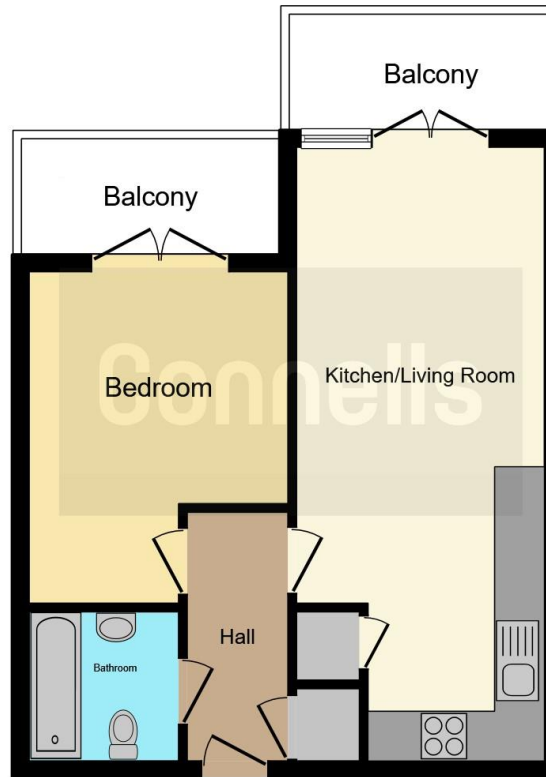
Outside

Allocated Parking Space









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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/LEA103021

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.

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