



Connells

Badgers Court Foxlands Close
Watford



Property Description

GROUND FLOOR TWO BEDROOM APARTMENT in a quiet location in the sought after area of Leavesden. The property comprises a hallway, a fully fitted kitchen, a large lounge, a shower room and double bedrooms. It benefits from a private parking space, communal gardens and there is NO CHAIN. With access to major road links to the M25 and M1 and Leavesden studios nearby.

Entrance Hall

Front door.

Shower Room

WC, wash hand basin, extractor fan, shower cubicle, radiator.

Lounge

14' 6" x 13' 3" max (4.42m x 4.04m max)
Patio doors.

Kitchen

8' 8" x 6' 2" (2.64m x 1.88m)
Fitted kitchen comprising wall and base units, cooker point, sink with drainer, window.



Bedroom 1

11' 8" x 10' 7" into wardrobes (3.56m x 3.23m into wardrobes)

Built in wardrobes, window.

Bedroom 2

10' 3" x 7' 2" plus recess (3.12m x 2.18m plus recess)

Window.

Outside

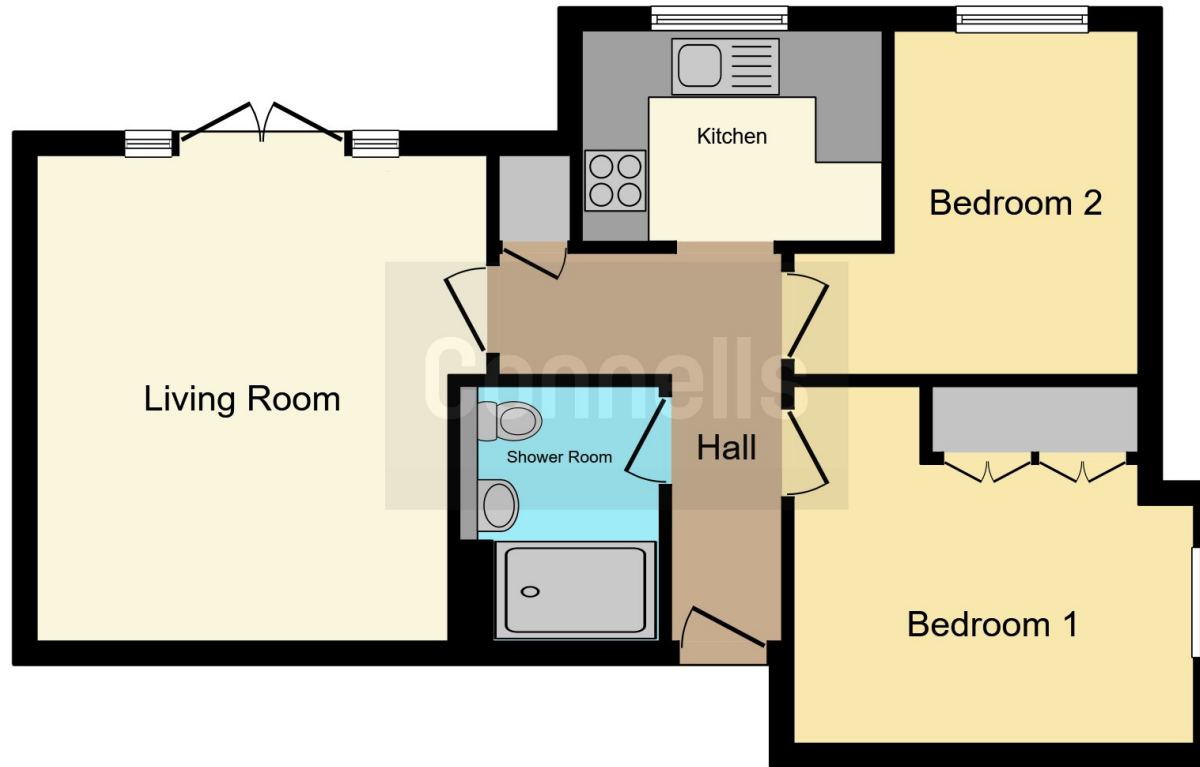
Communal Grounds

Parking









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: D

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103129

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1994. 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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