



Connells

Edridge Court Ley Farm Close
Watford

Edridge Court Ley Farm Close Watford WD25 9BN

for sale
£250,000



Property Description

Connells are delighted to present this fantastic one bedroom apartment set within the sought-after Edridge Court development. Boasting a bright and airy feel throughout, this beautifully presented home features a spacious dual-aspect lounge with access to a private balcony, a sleek modern fitted kitchen, generous double bedroom and a well-appointed bathroom.

Additional benefits include gas central heating, double glazing and residents' parking, all combining to offer convenient and comfortable living. Ideally located close to local amenities including Sainsbury's and Asda superstores, excellent A41 road links and the popular Lea Farm Recreation Ground, this property is perfect for first-time buyers, investors or anyone seeking low-maintenance living in a desirable location.

Early viewing is highly recommended.

Communal Entrance

Front door.

Entrance Hall

Front door.

Lounge

11' 5" x 12' 8" (3.48m x 3.86m)

Balcony, feature dual aspect windows.

Kitchen

6' 6" x 9' 1" (1.98m x 2.77m)

Fitted kitchen comprising wall and base units, integrated cooker, window.

Bedroom 1

9' 9" x 13' 6" (2.97m x 4.11m)

Window, feature wood panelling.



Bathroom

Shaver point, extractor fan, bath with shower attachment.

Outside

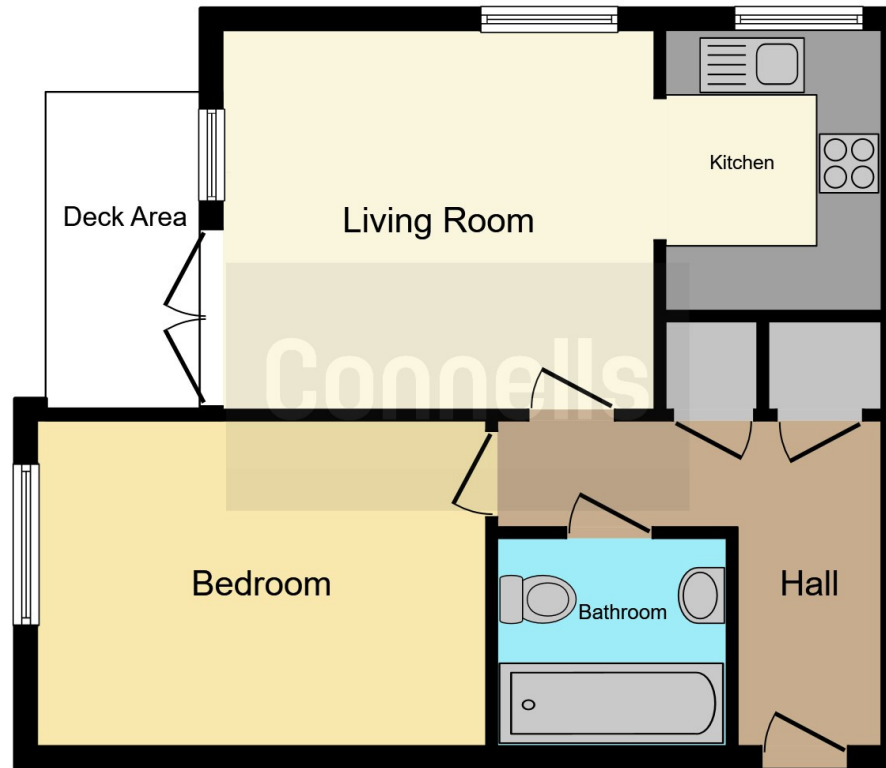
Communal Gardens

Allocated 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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1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1704.94

Ground Rent:
 322.80

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103361

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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