



**Connells**

Ashleigh Court Loates Lane  
WATFORD



# Ashleigh Court Loates Lane WATFORD WD17 2PJ

for sale offers in excess of  
**£290,000**



## Property Description

**\*\* NO UPPER CHAIN \*\*** A well-presented upper floor apartment comprised of a sizeable reception room with an open plan fitted kitchen, two double bedrooms and a family style bathroom.

Benefits include an en-suite to the master, ample storage space throughout, a private balcony as well as secure gated allocated parking.

Located within walking distance to Watford High Street Station as well as the Town Centre with its vast array of amenities to include the Atria shopping centre making this the ideal property for first time buyers, investors or commuters.

For more information or to arrange a viewing, please contact Connells today.

## Communal Entrance

Lift and stairs to all floors.

## Entrance Hallway

Entry-phone system, storage heater and two large storage cupboards.

## Lounge

21' 8" x 13' 1" ( 6.60m x 3.99m )

Window to front aspect, double glazed, television point, telephone point, storage heater, patio door to balcony.

## Kitchen

13' 1" x 7' 3" ( 3.99m x 2.21m )

Comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine space for fridge/freezer.

## Bedroom One

18' 4" x 9' 10" ( 5.59m x 3.00m )

Window to rear aspect, double glazed, electric radiator, door to en-suite.

## En-Suite

Shower cubicle, WC, vanity basin, extractor fan.

## Bedroom Two

15' 1" x 9' 2" ( 4.60m x 2.79m )

Window to rear aspect, double glazed, electric radiator.

## Bathroom

Bath with mixer taps, WC, vanity basin, extractor fan.

## Outside

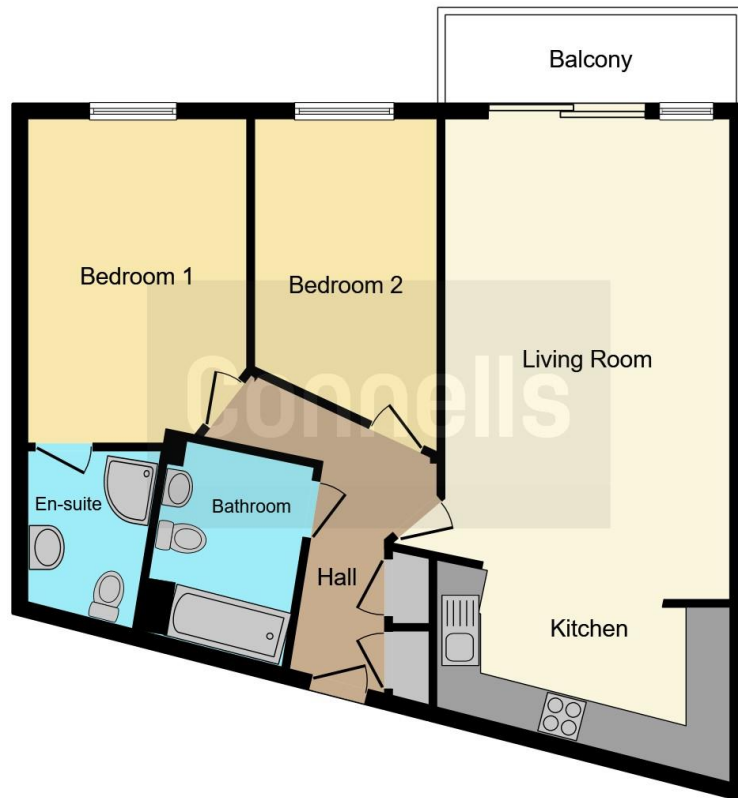
## Balcony

## Parking

Secure gated parking space.







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 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WTF311754](http://connells.co.uk/Property/WTF311754)**

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.



Tenure: Leasehold



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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