



**Ashleigh Court Loates Lane, Watford WD17 2PJ**

**welcome to**

**Ashleigh Court Loates Lane, Watford**

In the vibrant heart of Watford town centre, Ashleigh Court presents a contemporary haven boasting exceptional features and prime location convenience. This modern 2-bedroom apartment is the perfect example of urban living with its impeccable condition, private balconies, and sophisticated amenities





**Entrance**

**Kitchen / Living / Dining Room**

22' 6" x 11' 1" ( 6.86m x 3.38m )

**Bedroom One**

13' x 10' 9" ( 3.96m x 3.28m )

**En Suite**

7' 3" x 4' 11" ( 2.21m x 1.50m )

**Bedroom Two**

11' 1" x 10' 6" ( 3.38m x 3.20m )

**Shower Room**

6' 11" x 6' 7" ( 2.11m x 2.01m )

**2x Balcony**



welcome to

## Ashleigh Court Loates Lane, Watford

- Prime Location: Situated in the bustling heart of Watford town centre, Ashleigh Court offers unparalleled access to a myriad of amenities, including shopping, dining, entertainment, and transport link
- Impeccable Condition: Meticulously maintained, this flat showcases a flawless blend of style and comfort, ensuring a welcoming ambiance for residents.
- Two Private Balconies: Enjoy serene moments outdoors on the private balconies, offering a perfect retreat to unwind amidst the urban landscape.
- Spacious Lounge: A large private balcony off the lounge extends the living space, providing ample room for relaxation and entertaining guests.
- Modern Fitted Kitchen: The sleek and functional kitchen is equipped with modern appliances and ample storage, catering to culinary enthusiasts and everyday convenience.

Tenure: Leasehold EPC Rating: Awaited

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.

Offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF103936](https://www.brownandmerry.co.uk/Property/WAF103936)



Property Ref:  
WAF103936 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 brown & merry



**01923 248861**



[watford@brownandmerry.co.uk](mailto:watford@brownandmerry.co.uk)



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**