

# Ashleigh Court Loates Lane, Watford WD17 2PJ

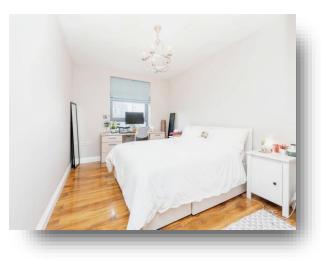


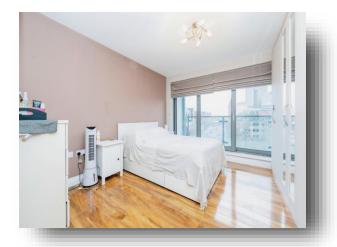
## welcome to

### Ashleigh Court Loates Lane, Watford

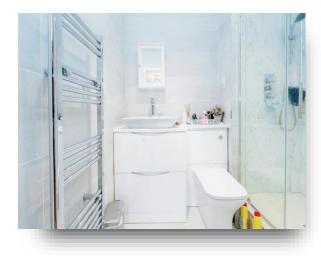
In the vibrant heart of Watford town centre, Ashleigh Court presents a contemporary haven boasting exceptional features and prime location convenience. This modern 2-bedroom apartment is the perfect example of urban living with its impeccable condition, private balconies, and sophisticated amenities















#### 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

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# Ashleigh Court Loates Lane, Watford

- Prime Location
- Impeccable Condition
- Two Private Balconies
- Spacious Lounge
- Modern Fitted Kitchen

#### Tenure: Leasehold EPC Rating: B

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







#### view this property online brownandmerry.co.uk/Property/WAF103936



Property Ref: WAF103936 - 0004 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.

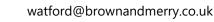
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Please note the marker reflects the postcode not the actual property