



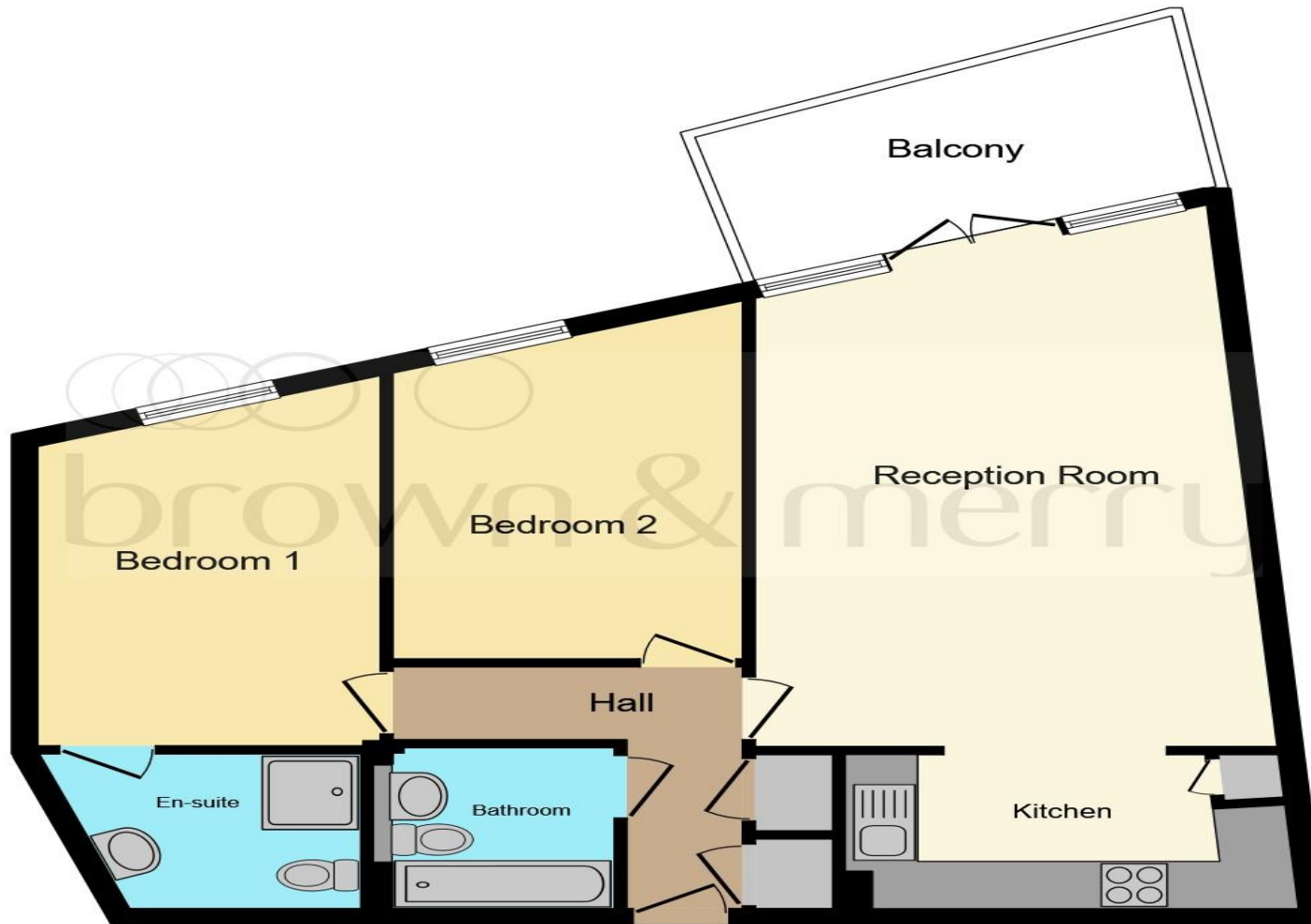
**Ashleigh Court, Loates Lane, Watford, WD17 2PJ**

**welcome to**

**Ashleigh Court Loates Lane, Watford**

Located on Loates Lane, is this 2-bedroom second floor flat presented to the market in great condition. Call us today to view!





**Entrance**

**Lounge**

21' 3" to max x 14' 6" to max ( 6.48m to max x 4.42m to max )

**Kitchen**

13' 6" x 6' 9" ( 4.11m x 2.06m )

**Bedroom 1**

14' 6" x 9' 5" ( 4.42m x 2.87m )

**En Suite**

6' 3" x 6' 1" ( 1.91m x 1.85m )

**Bedroom 2**

12' 2" x 8' 2" ( 3.71m x 2.49m )

**Bathroom**

7' 3" x 6' 6" ( 2.21m x 1.98m )

**Total floor area 74.5 m<sup>2</sup> (802 sq.ft.) approx**

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](http://www.focalagent.com)

welcome to

## Ashleigh Court Loates Lane, Watford

- 2 Bedroom Second Floor Flat
- Chain Free
- Lift In The Building
- Allocated Parking Space
- Communal Garden

Tenure: Leasehold EPC Rating: C

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

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104072](https://www.brownandmerry.co.uk/Property/WAF104072)



Property Ref:  
WAF104072 - 0005

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