



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

**welcome to**

**Ashleigh Court Loates Lane, Watford**

Situated in the heart of the town centre on Loates Lane, this delightful 2-bedroom fourth-floor flat in great condition boasts a spacious balcony; call us to view.





### Entrance

10' 3" x 8' 11" ( 3.12m x 2.72m )

### Lounge

Irregular Shaped Room 21' 4" x 14' 8" ( 6.50m x 4.47m)

### Kitchen

Irregular Shaped Room 13' 9" x 6' 6" ( 4.19m x 1.98m)

### Bedroom 1

Irregular Shaped Room 13' 10" x ( 4.22m x )

### En Suite

6' 3" x 5' 11" ( 1.91m x 1.80m )

### Bedroom 2

Irregular Shaped Room 13' 4" x 8' 4" ( 4.06m x 2.54m)

### Bathroom

7' 1" x 6' 9" ( 2.16m x 2.06m )

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 4th Floor Flat
- Town Centre Location
- 1 Allocated Parking Space
- Balcony
- 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.

# £340,000



Please note the marker reflects the postcode not the actual property

**view this property online** [browndmerry.co.uk/Property/WAF104244](https://www.browndmerry.co.uk/Property/WAF104244)



Property Ref:  
WAF104244 - 0003

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