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**LEY FARM CLOSE, WATFORD - £280,000 OFFERS IN EXCESS OF
2 Bedroom Apartment**





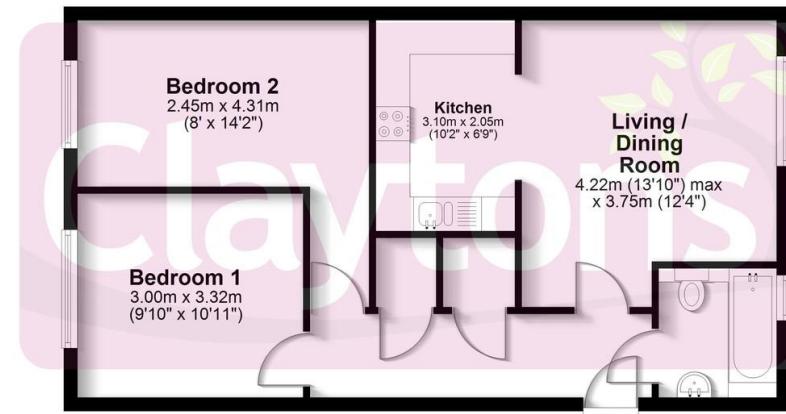
This beautifully presented two-bedroom flat in Hales Court offers stylish and comfortable living, ideal for first-time buyers, investors, or those looking to downsize. The apartment enjoys a bright and spacious open-plan lounge and dining area, perfect for both relaxing evenings and entertaining guests.

The modern fitted kitchen features sleek worktops, integrated appliances, and plenty of storage, providing a practical and attractive space for cooking. Both bedrooms are generous doubles, with the principal bedroom benefitting from built-in wardrobes, while the second bedroom offers flexible use as a guest room, office or nursery. The bathroom is finished to a high standard with a contemporary three-piece suite, including a bath with shower over.

Additional benefits include ample built-in storage off the hallway, a secure entry system for peace of mind, and allocated residents' parking, along with visitor bays. The apartment is well maintained throughout and ready to move into.

- Off-street Parking
- Excellent decorative-order
- Long Lease
- Two Double Bedrooms
- Excellent Transport Links (Including to M1 & M25)
- Close To Watford Town Centre

First Floor



Total area: approx. 57.4 sq. metres (617.8 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
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 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

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NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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