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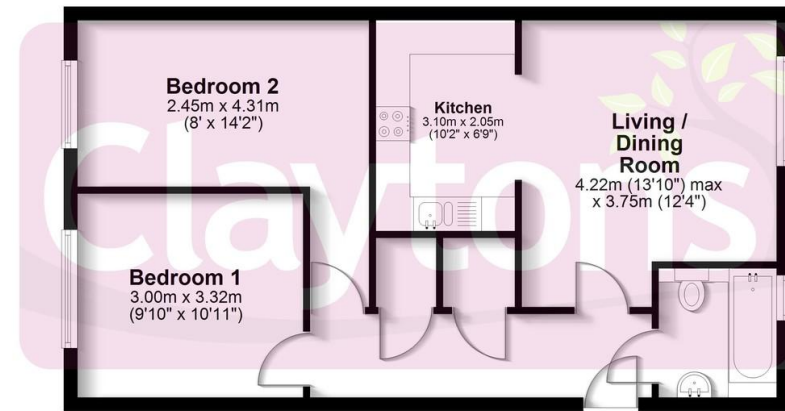
**LEY FARM CLOSE, WATFORD - £280,000 OFFERS IN EXCESS OF  
2 Bedroom Apartment**







### 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. Plan produced using PlanUp.

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





 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

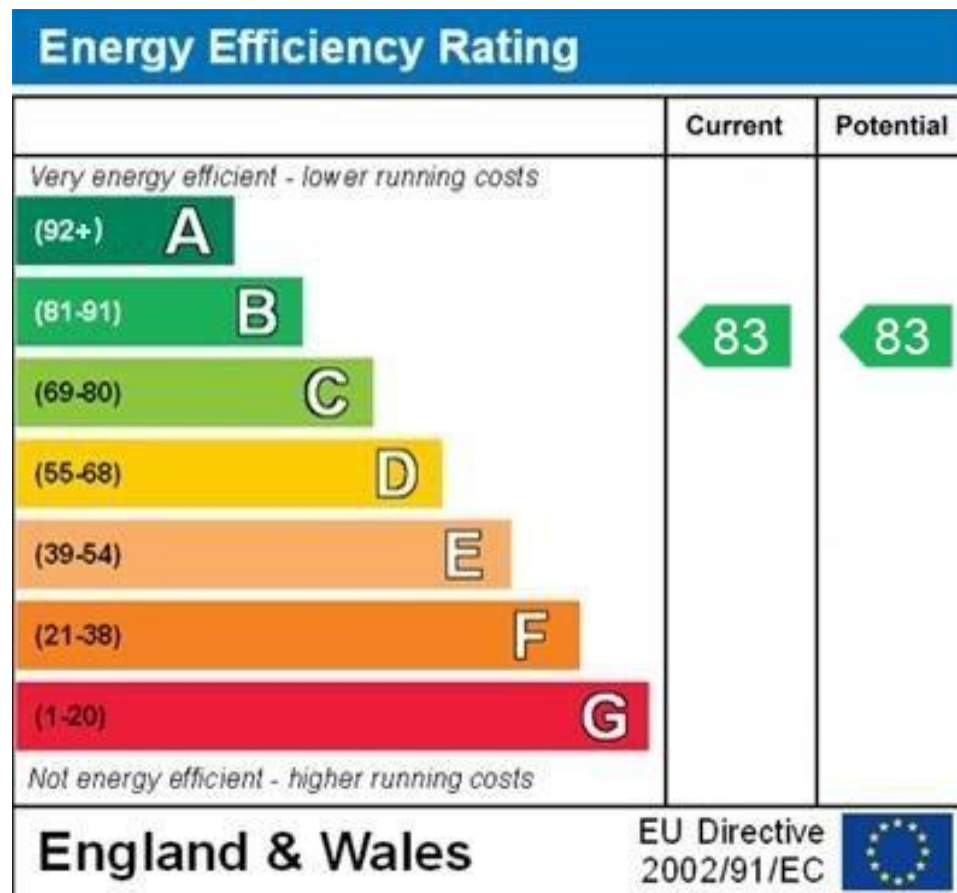
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

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