

LEASEHOLD



Apartment (EPC Rating: C)

**ASHLEIGH COURT, LOATES LANE,
WATFORD, WD17 2PJ**

Asking Price

£280,000

2 Bedroom Apartment located in Watford

Chain Free and priced to sell. A superb two bedroom two bathroom, fifth floor apartment centrally located near Watford Junction and the town centre. A perfect investment for the buy to let market or first time buyer. RICS Form EWS1 can be provided.

A superb two bedroom, two bathroom fifth floor apartment located opposite the Atria shopping centre and just a five minutes walk to Watford Junction Station. Ideally offered for sale with no upper chain.

Enter through the communal entrance door via a secure entry phone system. Lift to upper floors. Private entrance door into the hallway with doors leading to the hallway, the kitchen with lounge/diner, the two bedrooms and the bathroom.

The kitchen is fitted with with a range of beech wall and base units, rolltop worksurfaces, stainless steel sink with drainer unit and mixer tap, integrated electric oven with inset hob and stainless steel extractor hood above, part-tiled walls and inset ceiling lights.

Encompassing the dining area, ideal for socialising and entertaining guests then the bright and spacious lounge/diner which is tastefully decorated in neutral tones and laminate wood flooring. The large sliding doors lead out onto a balcony.

Both the bedrooms are doubles with laminate flooring and windows with front aspect and the master bedroom has access to an en-suite shower room. This has a close-coupled WC, wash basin with vanity unit, an independent shower cubicle fitted with electric shower, tiled walls and flooring.

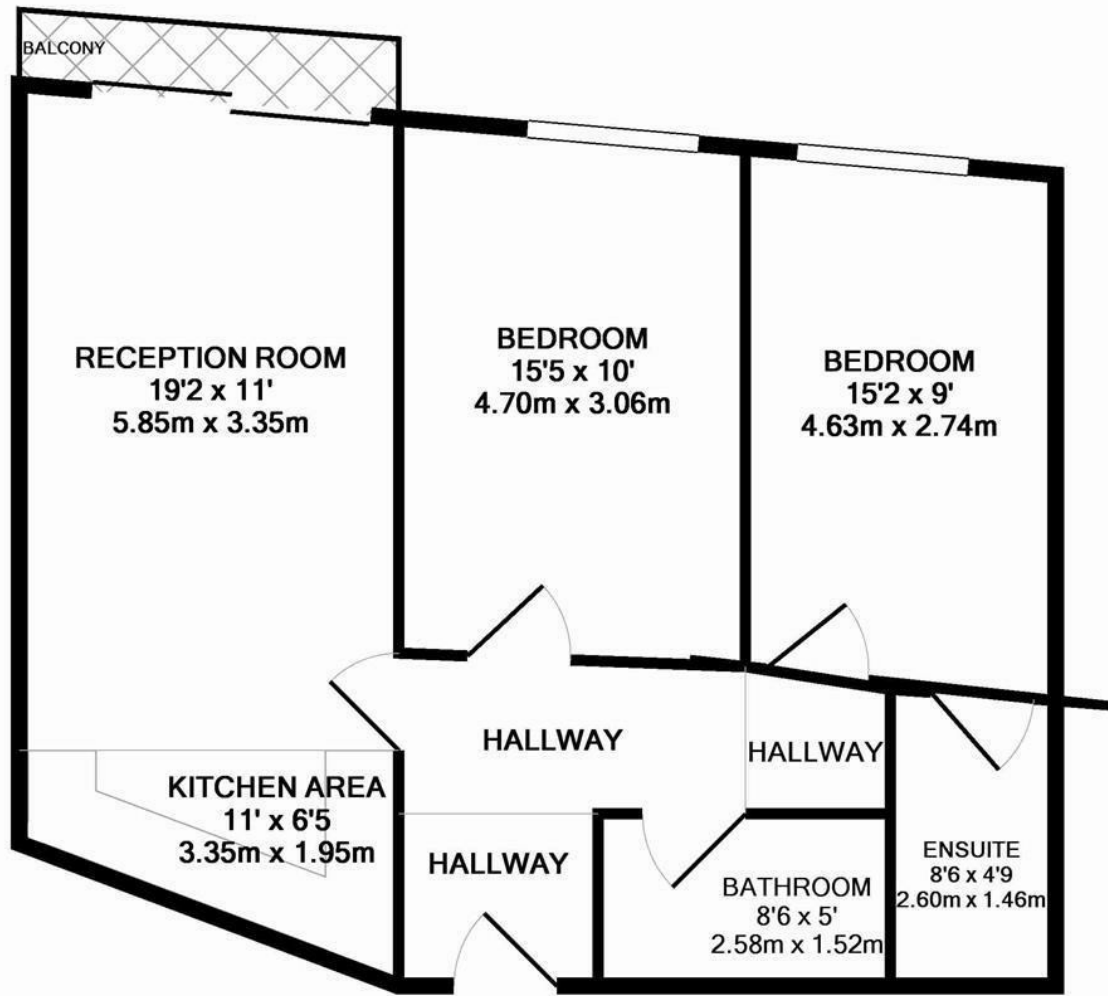
There is also the main bathroom with white suite comprising of a panel enclosed bath, mounted wall shower attachment, glass shower screen, wash basin, WC and tiles to walls and floor.

There is an secure allocated car park space in the underground car park which has access to lift and stairs to all floors.

The lease is 157 years from September 2005 leaving 138 Years unexpired.
Service Charge £3110 per year
Ground Rent is £394



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD



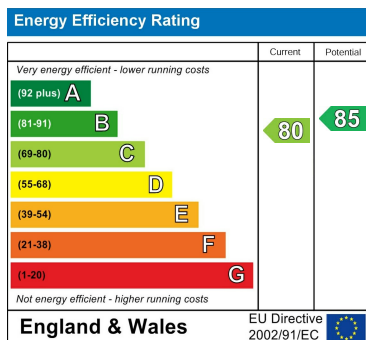
ASHLEIGH COURT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015

Council Tax Band

C

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

