



**Ashleigh Court**  
**Watford, WD17 2PJ**  
**Asking price £285,000**

Two double bedroom apartment with en-suite to master and separate bathroom. Conveniently located in central Watford, close to amenities, Watford Junction station, M1 & M25 links, shopping centre and local schools. The flat benefits from: contemporary kitchen, balcony off lounge/diner, allocated underground parking. Please contact us today to arrange your viewing!

- NO CHAIN
- Private Underground Parking
- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Short Walk To Watford Town Center
- (0.6 mi) To Watford Junction Station
- Long Lease Remaining



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

