



Connells

Ashleigh Court Loates Lane
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this beautifully refurbished fourth-floor apartment, ideally located in the heart of Central Watford. Finished to an exceptional standard throughout, the property features a contemporary open-plan living space with a stylish, fully fitted kitchen complete with integrated appliances.

The accommodation further comprises two generously sized double bedrooms and a newly modernised family bathroom. Recently redecorated, the apartment offers excellent storage options, along with a private balcony providing far-reaching views across Watford. An added benefit is the secure, allocated underground parking space.

Perfectly positioned, the property is within easy walking distance of both Watford High Street and Watford Junction stations, with convenient access to the A41 and M1. Watford Town Centre is also nearby, offering an excellent selection of shops, restaurants, leisure facilities, and amenities, including the Harlequin Shopping Centre.

This superb home is an ideal purchase for first-time buyers, investors, or commuters alike.

For further information or to arrange a viewing, please contact Connells today.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property

purchase does not go ahead.

Entrance Hall

Front door, phone entry system, electric radiator, two storage cupboards.

Living Room / Kitchen

Window to front aspect, electric radiator, television point, telephone point, patio doors to balcony.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, integrated washing machine (newly fitted in June 26), dishwasher and fridge/freezer.

Bedroom One

Windows to front aspect, electric radiator.

Bedroom Two

Window to side aspect, electric radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, shaver point, heated towel rail.

Outside

Private Balcony

Views over Watford.

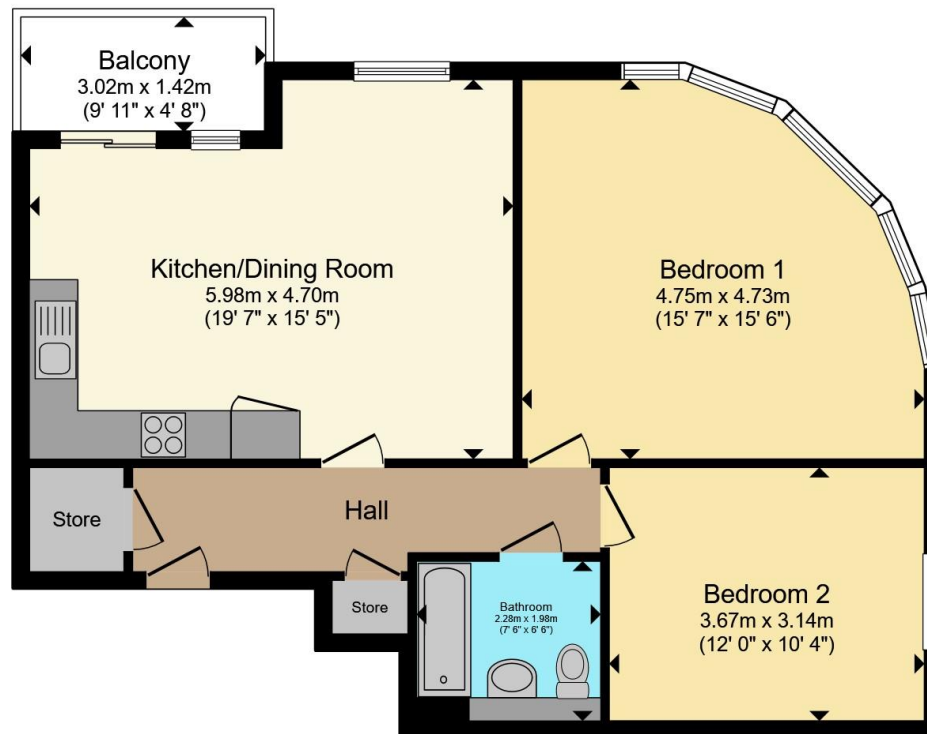
Parking

One allocated underground parking space.









Total floor area 77 m² (829 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C Council Tax
 Band: D

Service Charge:
 4219.94

Ground Rent:
 394.90

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315330

This is a Leasehold property with details as follows; Term of Lease 157 years from 29 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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