

Connells

Ashleigh Court Loates Lane
Watford

Ashleigh Court Loates Lane
Watford WD17 2PJ

for sale
£210,000







Property Description

** NO UPPER CHAIN **

Connells are delighted to offer for sale this chain free, two bedroom apartment, comprising of an open plan accommodation with a fitted kitchen, modern bathroom and underground allocated parking. Located within walking distance to Watford High Street Station as well as the Town Centre with its vast array of amenities to include the Atria shopping centre. The property makes an ideal first time buy, investment purchase and features excellent access for commuting purposes.

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

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

Communal Entrance

Lift and stairs to all floors.

Entrance Hallway

Entryphone, storage heater and two large storage cupboards.

Lounge / Kitchen

Window to side aspect, two storage heaters.

Wall and base level unit with work surfaces over, stainless steel sink unit with mixer tap, fridge/freezer, oven and hob and washing machine.

Bedroom One

Window to side aspect and storage heater.

Bedroom Two

Window to side aspect and storage heater.

Bathroom

Bath with shower attachment, vanity wash hand basin, WC, heated towel rail, extractor fan, shaver point and part tiled walls.

Outside

Parking

Secure gated parking space.







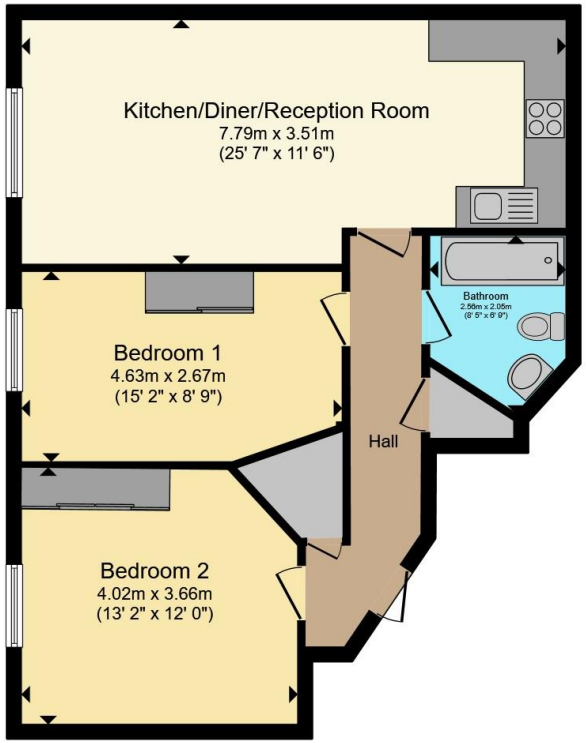









20
ZONE
Mo's Designs
KITCHEN SPECIALIST



Total floor area 67.1 m² (722 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

Connells

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: D

Service Charge: 3944.80

Ground Rent: 260.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315589

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.