



**Connells**

Ashleigh Court Loates Lane  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this well-presented fifth floor apartment to the market that is situated in Central Watford. The property briefly comprises a sizeable reception room with an open plan fitted kitchen, two double bedrooms and a family style bathroom.

Benefits include an en-suite to the master, ample storage space throughout, a private balcony as well as secure allocated parking space.

The property is conveniently located within walking distance of Watford High Street Station as well as the Town Centre with its vast array of amenities that include the Atria shopping centre making this the ideal property for first time buyers, investors or commuters.

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

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Communal Entrance

Lift and stairs to all floors.

## Entrance Hallway

Entry-phone system, panel heater and two large storage cupboards.

## Lounge / Kitchen

19' 8" MAX x 18' 1" MAX ( 5.99m MAX x 5.51m MAX )

Open plan lounge/kitchen window to front and side aspect, double glazed, television point, telephone point, panel heaters, patio door to balcony.

Fitted kitchen, comprising wall and base units, with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, washer/dryer, dishwasher, fridge/freezer.

## Bedroom One

15' 6" MAX x 11' 5" MAX ( 4.72m MAX x 3.48m MAX )

Window to front aspect, panel heater, door to en-suite.

## En-Suite

Shower cubicle, WC, vanity basin, extractor fan.

## Bedroom Two

13' 6" MAX x 9' 5" MAX ( 4.11m MAX x 2.87m MAX )

Window to front aspect, panel heater.

## Bathroom

Bath with mixer taps and overhead shower, WC, vanity basin, extractor fan.

## Outside

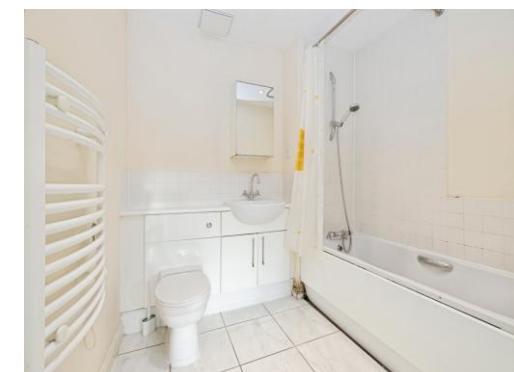
## Balcony

## Parking

Secure gated underground allocated parking space.

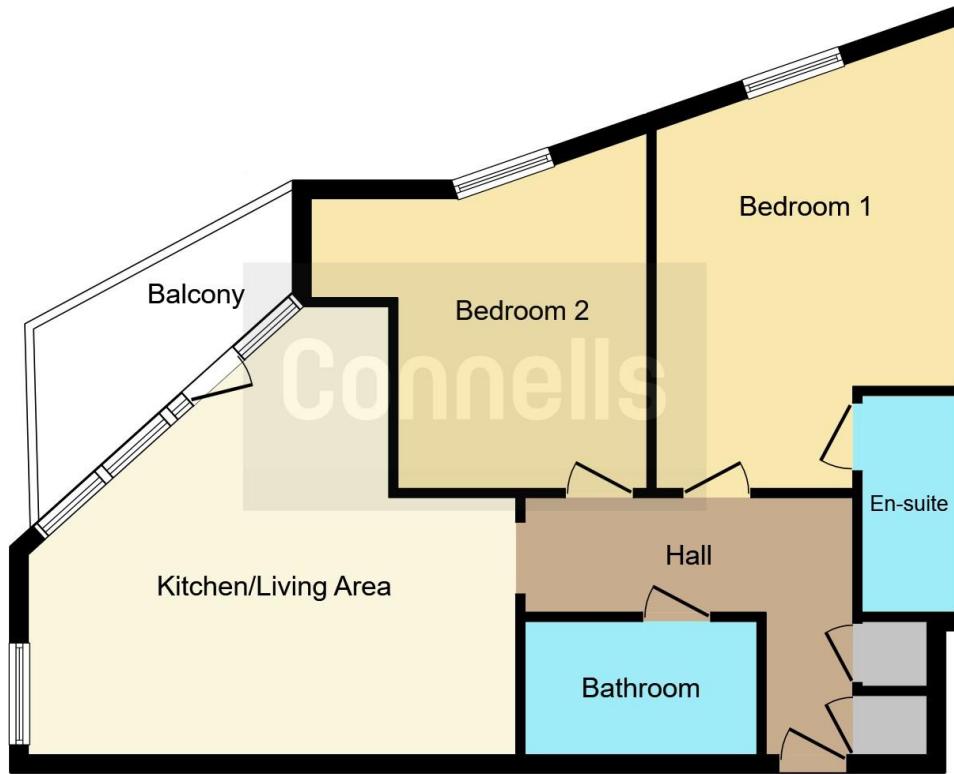
## Additional Information

Lease Term - 157 years (less 3 days) from 29 September 2005.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C  
 Council Tax  
 Band: C

Service Charge:  
 4156.00

Ground Rent:  
 394.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/WTF314890](http://www.connells.co.uk/Property/WTF314890)**

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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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