



**Connells**

Ashleigh Court Loates Lane  
Watford



### Property Description

Connells are pleased to bring this well-presented first 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, one double bedrooms and a bathroom suite as well as benefiting from a long lease remaining and a new energy-efficient boiler installed in 2022.

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 and commuters.

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

### Communal Entrance

Stair well access to all floors with carpeted surfaces.

### Entrance Hallway

Entry-phone system, two large storage cupboards.

### Living Room

16' 10" x 10' ( 5.13m x 3.05m )

Open plan lounge/kitchen window to side aspect, television point, telephone point.

### Kitchen Area

8' x 8' 6" ( 2.44m x 2.59m )

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, plumbing for washing machine space for fridge/freezer.

### Bedroom One

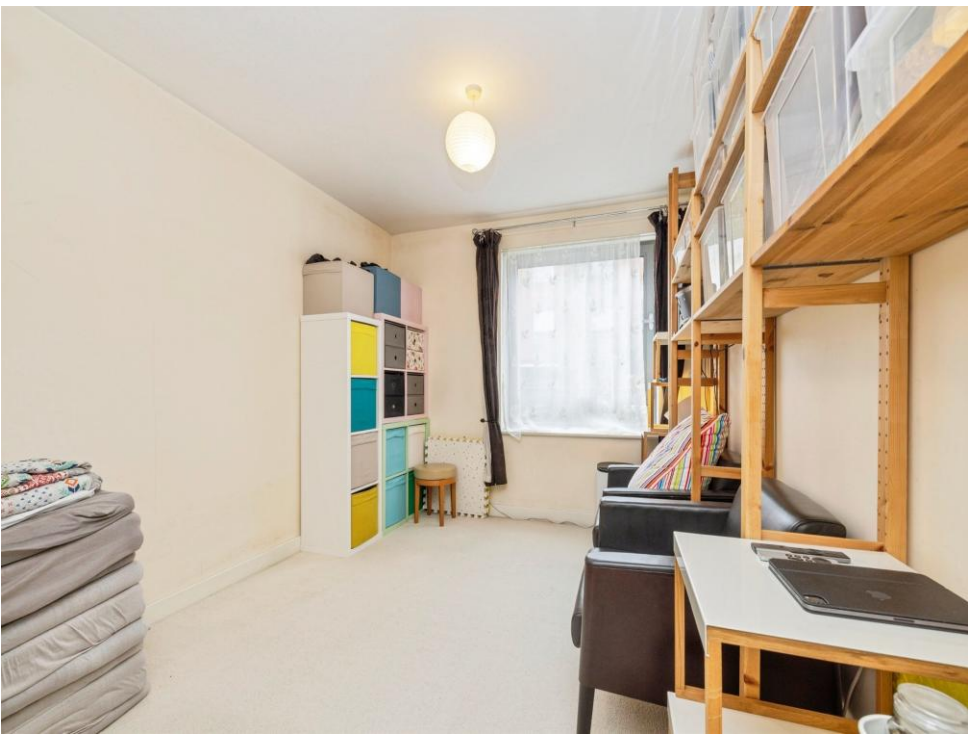
15' 5" MAX x 9' 4" MAX ( 4.70m MAX x 2.84m MAX )

Window to side aspect.

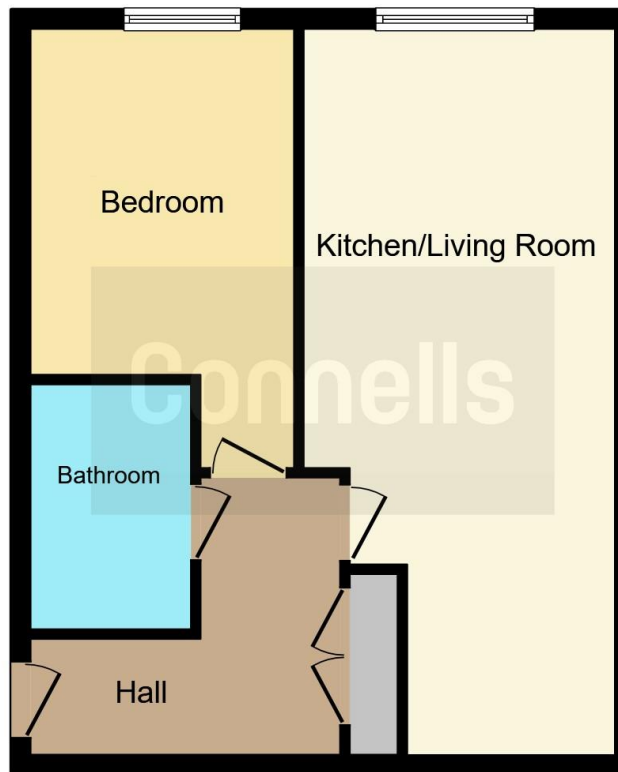
### Bathroom

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









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: B

Service Charge:  
 3966.36

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314778](http://connells.co.uk/Property/WTF314778)**

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.

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