

Connells

Foxlands Close
Leavesden Watford

Foxlands Close
Leavesden Watford WD25 7LY

for sale offers in excess of
£230,000







Property Description

Connells are pleased to offer to the market this beautifully presented one bedroom apartment situated within a highly sought-after development in Leavesden, offers modern, stylish living and would make an ideal purchase for first-time buyers, downsizers or investors alike.

The property has been maintained and decorated to a high standard throughout, creating a bright and welcoming home ready for immediate occupation. The accommodation comprises a spacious living room with patio doors, allowing plenty of natural light to flood the room and providing access to the attractive communal surroundings. The modern fitted kitchen is well-equipped with a range of wall and base units and offers ample space for everyday living.

The generous double bedroom provides comfortable accommodation, while the contemporary bathroom is finished to a smart standard with modern fixtures and fittings.

Externally, residents can enjoy the beautifully maintained communal grounds that enhance the appeal of this attractive development.
The property is conveniently located close to a variety of local amenities, shops and leisure facilities, while excellent transport connections, including easy access to the M25 and M1 motorways, make it an ideal choice for commuters.

Offering stylish accommodation in a desirable location, this fantastic apartment is not to be missed.
Early viewing is highly recommended to fully appreciate everything this home has to offer.

Entrance Hall

Front door.

Lounge

13' x 17' (3.96m x 5.18m)
Doors to garden.

Kitchen

6' x 7' (1.83m x 2.13m)
Stainless steel sink with drainer, cooker point, range of wall and base units.

Bedroom

9' 1" x 13' 1" (2.77m x 3.99m)
Window.

Bathroom

Bath, wash hand basin, WC.

Communal Gardens

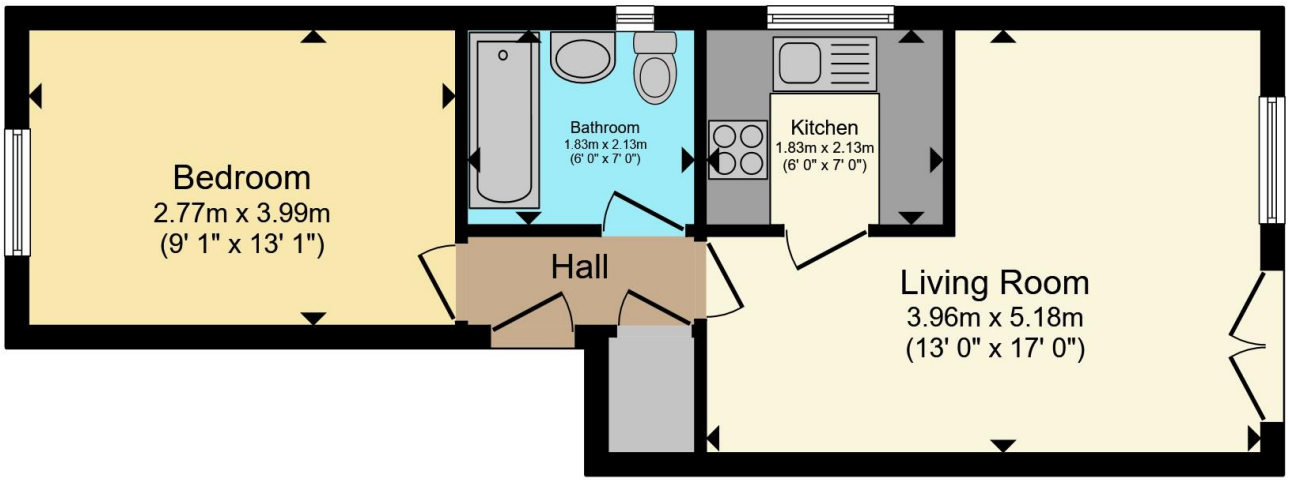
Allocated Parking

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.







Ground Floor





Total floor area 39.1 m² (421 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

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E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: D

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103639

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

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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.