



**Connells**

Ashleigh Court Loates Lane  
Watford



# Ashleigh Court Loates Lane Watford WD17 2PJ

for sale guide price  
**£300,000**



## Property Description

**\*\* NO UPPER CHAIN \*\*GUIDE PRICE £300,000-£325,000\*\*** Connells are pleased to bring this well-presented sixth floor penthouse apartment to the market that is situated in Central Watford. The property briefly comprises a sizeable reception room with an open plan fitted kitchen with integrated appliances, two double bedrooms and a family style bathroom. The property has been redecorated throughout and benefits from an en-suite to the master, ample storage space throughout, a private full-length wrap-around balcony offering panoramic views across Watford, as well as a secure underground allocated parking space.

The property is conveniently located within walking distance of Watford High Street and Watford Junction Stations as well as easy access to the A41 and M1 motorways. The Town Centre is within walking distance with its vast array of eateries, entertainment and recreational facilities as well as amenities that include the Harlequin 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.

## Communal Entrance

Lift and stairs to all floors.

## Entrance Hallway

Entry-phone system, electric panel heater,

two storage cupboards, window to front aspect.

## Lounge / Kitchen

28' 8" MAX x 10' 7" MAX ( 8.74m MAX x 3.23m MAX )

Open plan lounge/kitchen window to side aspect, television point, telephone point, electric panel heaters, patio door 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 and fridge/freezer.

## Bedroom One

15' 9" MAX x 9' 6" MAX ( 4.80m MAX x 2.90m MAX )

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

## En-Suite

Shower cubicle, WC, vanity basin, heated towel rail, exactor fan.

## Bedroom Two

11' 3" MAX x 10' 4" ( 3.43m MAX x 3.15m )

Window to front aspect, electric panel heater.

## Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, vanity basin,

heated towel rail, extractor fan.

## Outside

### Balcony

Full length wrap-around balcony offering panoramic views across Watford

### Parking

Secure gated, underground allocated parking space.

### Total Floor Area

Approx. 80 square metres/ 861 square foot (not including balcony).

### Communal Entrance

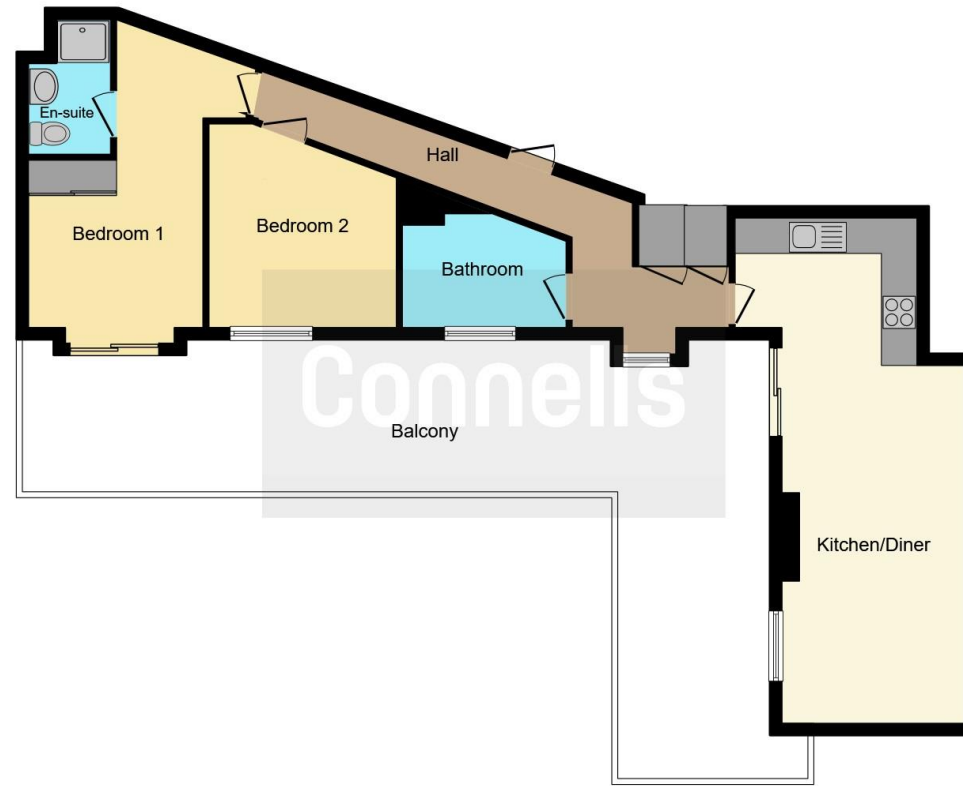
Lift and stairs to all floors.











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: D Council Tax  
 Band: D

Service Charge:  
 4000.00

Ground Rent:  
 394.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314583](http://connells.co.uk/Property/WTF314583)**

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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