



**Connells**

Ashleigh Court Loates Lane  
Watford



### Property Description

**\*\* GUIDE PRICE £300,000 - £325,000 \*\***  
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 integrated kitchen, two well-proportioned 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 underground 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.

### Communal Entrance

Lift and stairs to all floors.

### Entrance Hallway

Entry-phone system, panel heater and storage cupboards.

### Living Room

15' 5" + Door Recess x 11' 1" MAX ( 4.70m + Door Recess x 3.38m MAX )

Open plan lounge/kitchen window to side

aspect, television point, telephone point, panel heaters, patio door to balcony.

### Kitchen

11' 2" x 6' 8" ( 3.40m x 2.03m )

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

18' 4" MAX x 10' 2" MAX ( 5.59m MAX x 3.10m MAX )

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

### En-Suite

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

### Bedroom Two

15' 2" x 9' 3" ( 4.62m x 2.82m )

Window to side aspect, panel heater.

### Bathroom

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

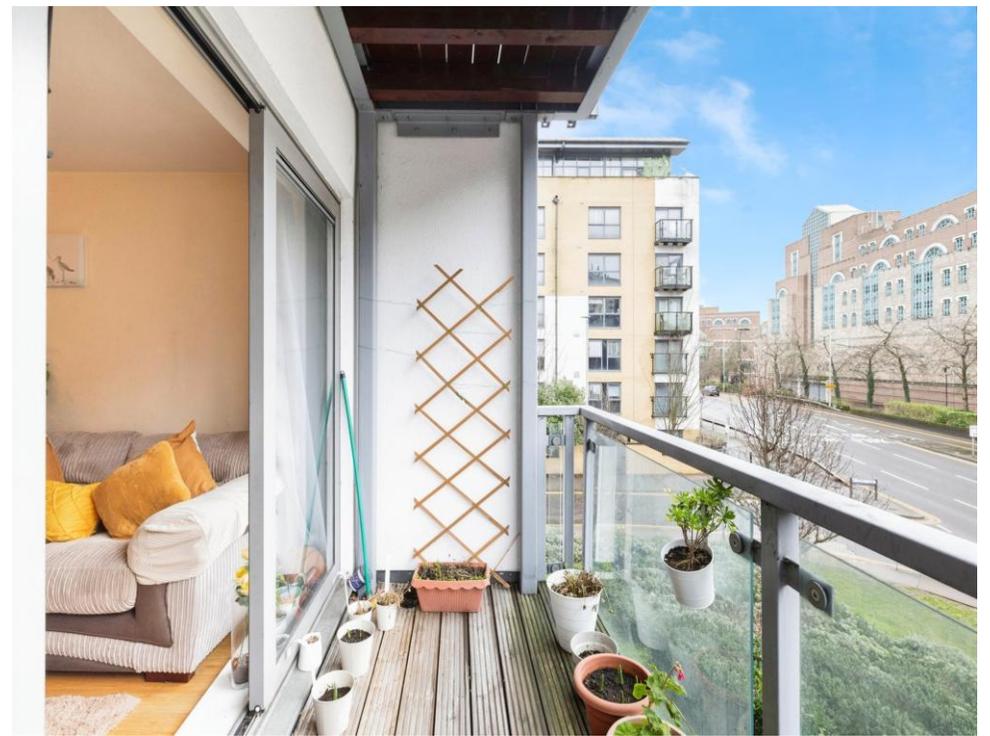
### Outside

## Balcony

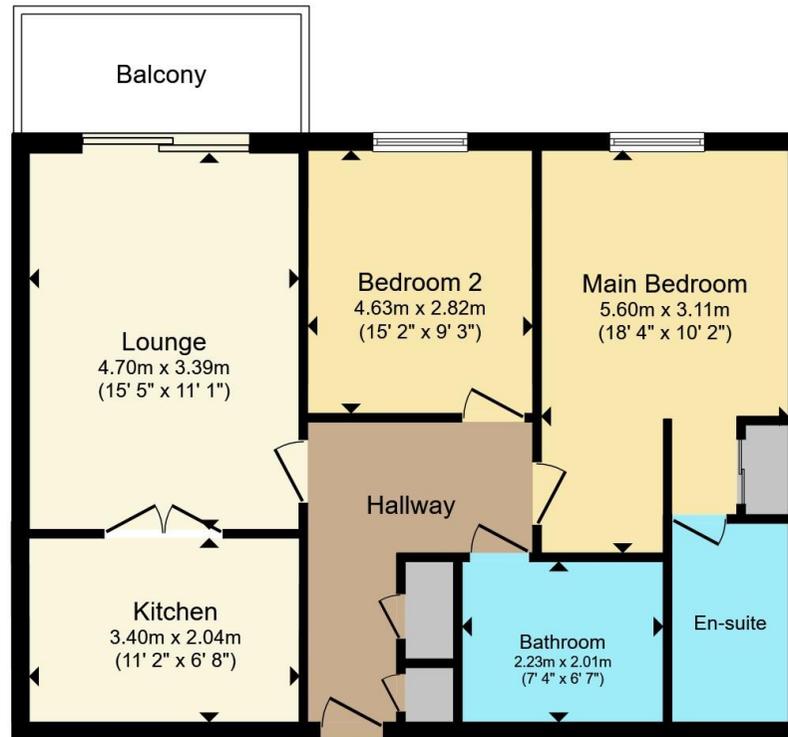
## Parking

Secure gated underground allocated parking space.









Total floor area 67.9 m<sup>2</sup> (731 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](http://www.propertybox.io)



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: B Council Tax  
 Band: D

Service Charge:  
 3624.56

Ground Rent:  
 394.90

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF309149](http://connells.co.uk/Property/WTF309149)**

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.

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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