



Connells

Hales Court Ley Farm Close
Watford

Hales Court Ley Farm Close Watford WD25 9BH

for sale
£315,000



Property Description

A stylish and well-presented two double bedroom top floor apartment, offering bright and spacious accommodation throughout and situated within a popular modern development in North Watford.

The property features a generous open-plan living and dining area with direct access to a private balcony, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen seamlessly complements the living space, while the principal bedroom benefits from its own en suite shower room and a second private balcony. A further double bedroom and contemporary family bathroom complete the internal accommodation.

Additional benefits include allocated parking, a long lease and excellent access to local amenities, Watford town centre, major road links including the M1 and M25, and nearby rail connections, making this an ideal purchase for first-time buyers, downsizers and investors alike.

Combining modern living, outdoor space and a highly convenient location, this superb apartment offers a fantastic opportunity to enjoy comfortable and well-connected living in one of North Watford's most sought-after residential settings.

Entrance Hall

Living Room

Balcony

Kitchen

Off living room

Bedroom 1

Balcony

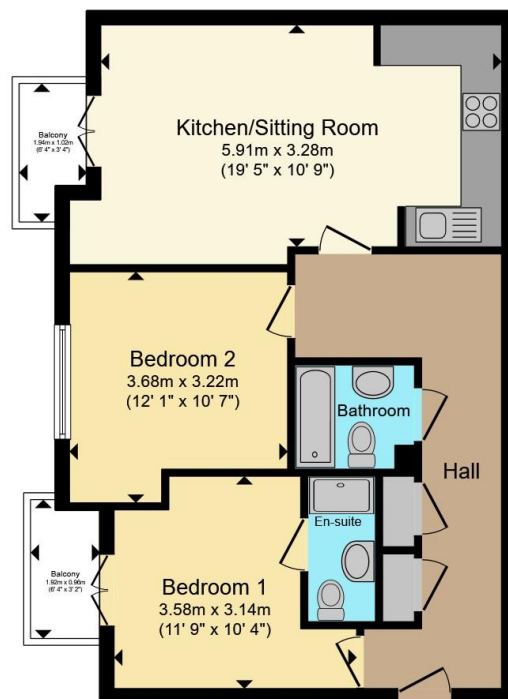
En-Suite

Bedroom 2

Agents Note:

Please note that the AML fee covers 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.





Third Floor

Total floor area 59.5 m² (640 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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1 Cunningham Way Leavesden
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EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103671

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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