

Connells

Foxlands Close
Leavesden WATFORD

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Leavesden WATFORD WD25 7LY

for sale guide price
£290,000







Property Description

Situated within a desirable and well-maintained development in Leavesden, this superb two-bedroom apartment offers stylish, low-maintenance living ideal for first-time buyers, downsizers or investors.

The property is presented in excellent decorative order, with a modern and neutral finish throughout. The accommodation comprises a welcoming entrance hall, leading into a bright and spacious living room with direct access to a large window over looking the grounds, creating an ideal space for relaxing or entertaining.

The contemporary fitted kitchen is thoughtfully designed, offering practical storage and workspace. There are bluetooth speakers in all rooms, there are two well-proportioned bedrooms, with the principal bedroom also benefiting from feature balcony, and a sleek shower room with modern fittings and underfloor heating.

Externally, the property enjoys access to attractive communal grounds and allocated parking, adding to the convenience of the development.

Communal Entrance

Entrance Hall

Front door.

Lounge

15' 10" x 13' 4" (4.83m x 4.06m)
Underfloor heating.

Kitchen Area

7' 2" x 5' 11" (2.18m x 1.80m)

Bedroom 1

12' 11" x 10' 10" (3.94m x 3.30m)
Doors to balcony.

Bedroom 2

8' 2" x 8' 5" (2.49m x 2.57m)
Window.

Shower Room

Shower cubicle, under floor heating, wash hand basin, WC.

Outside

Communal Grounds

Bike shed,

Parking

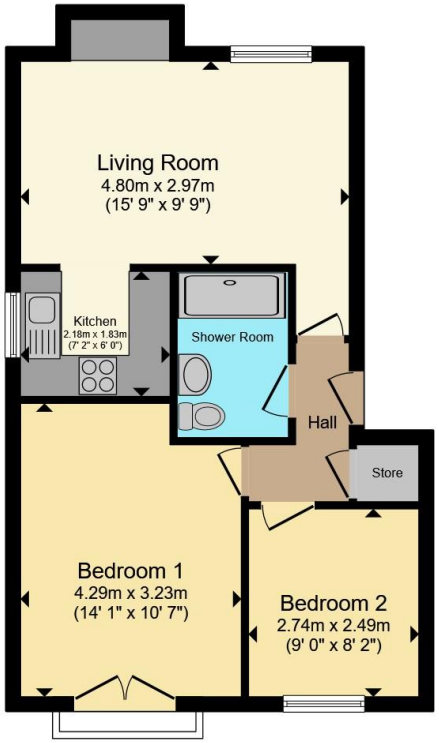
One allocated parking space and one visitors parking space.

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.











Total floor area 65.2 m² (702 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

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To view this property please contact Connells on

T 01923 674504
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: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103457

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1992. Should you require 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.

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