

LEASEHOLD



Apartment (EPC Rating: B)

**HALES COURT, COW LANE, WATFORD,  
WD25 9BH**

**£310,000**

# 2 Bedroom Apartment located in Watford

A bright and modern first-floor two-bed, two-bath apartment with spacious open-plan living, quality finishes and residents' parking, set within a sociable and well-kept development. Leasehold with 138 years remaining, chain-free and perfectly located for supermarkets, excellent schools and fast access to the A41 and M1.

Hales Court, Cow Lane, Watford, Herts, WD25 9BH • open-plan living space.  
First-Floor Two Bedroom, Two Bathroom Apartment  
• Modern Interiors • Excellent Location •

This beautifully presented first-floor apartment offers bright, contemporary living with generous room sizes, a sociable open-plan layout and well-maintained communal grounds. Set within the popular Hales Court development, the property benefits from residents' parking, landscaped seating areas and excellent access to local amenities including two major supermarkets, highly regarded primary and secondary schools and fast road links to the A41 and M1.

## Accommodation

### Entrance Hall

A welcoming hallway giving access to all rooms, featuring: Gas central heating, radiators to all rooms, Storage space, wood-effect flooring continuing into the main living areas.

Reception Room – approx. 17'9" x 15'3" (5.42m x 4.64m)

A spacious and bright reception room offering: High-quality wood flooring, pendant lighting, ample space for living and dining areas, large windows providing excellent natural light, open-plan flow into the kitchen, a superb, versatile space ideal for relaxing or entertaining.

Kitchen – approx. 10'3" x 6'0" (3.13m x 1.83m)

Positioned at the end of the reception room, the modern kitchen includes: High-gloss wall and base units, contrasting oak-style worktops, stainless steel gas hob, stainless steel under-counter oven, stainless steel extractor, integrated appliances, practical layout with excellent storage, a sleek, contemporary finish that complements the

Bedroom One – approx. 19'7" x 8'4" (5.98m x 2.54m)  
A generous double bedroom featuring: Good-quality carpet, a dressing area with ample space for wardrobes and storage, access to the ensuite bathroom.

Ensuite – approx. 6'0" x 5'2" (1.83m x 1.58m), A modern ensuite comprising: White suite, walk-in shower, WC, sink with vanity storage, wall-mounted cabinet, linoleum flooring

Bedroom Two – approx. 22'9" x 7'11" (6.94m x 2.42m)

A second excellent double bedroom offering: Good-quality carpet, plenty of space for wardrobes and storage, radiator heating.

Main Bathroom – approx. 6'0" x 5'9" (1.83m x 1.76m)

A well-finished bathroom continuing the wood-effect flooring, featuring: Full-size bath with shower attachment and glass shower screen, WC, sink, wall-mounted mirrored cabinet, heated towel radiator

## Outside & Development

Hales Court offers: Residents' parking. Attractive communal areas with seating, planting and open spaces. A friendly, sociable environment.

## Key Information

Leasehold – 138 years remaining

Service Charge: £1,141 per 6 months (includes buildings insurance)

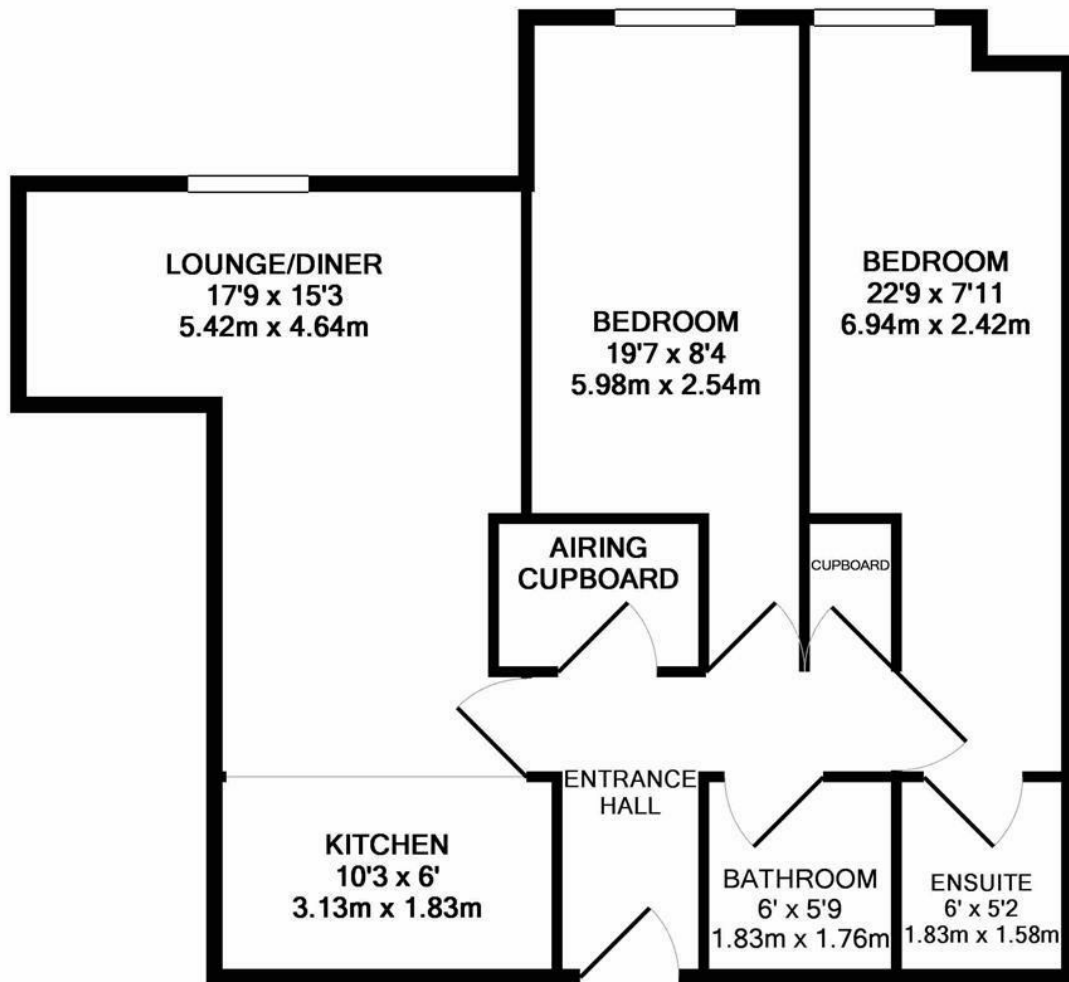
Ground Rent: £350 per annum

EPC Rating: B (valid until 2036)

Council Tax Band: C



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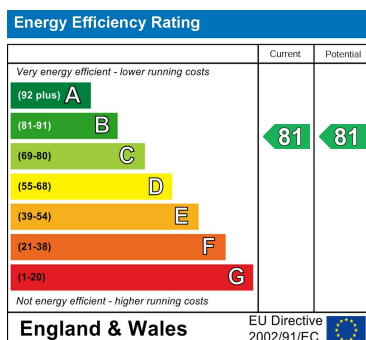
HALES COURT  
TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council Tax Band

**B**

Energy Performance Graph



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