



GUIDE PRICE

**£330,000**

**Hagden Lane**

Watford, WD18 0XQ



## PROPERTY SUMMARY

Enjoy the benefit of your own private entrance to this very well presented and spacious two bed first floor apartment in a secure gated development, close to Watford General, Watford Boy Grammar, Watford Met station and Watford town centre off Hagden Lane. Accommodation comprises of a lounge/diner, a modern kitchen, two good size bedrooms and a modern bathroom. Access to communal gardens and two allocated parking spaces plus visitors parking. Lease 999 years from April 2012 Service charges - £1200 per annum.

2



1



1





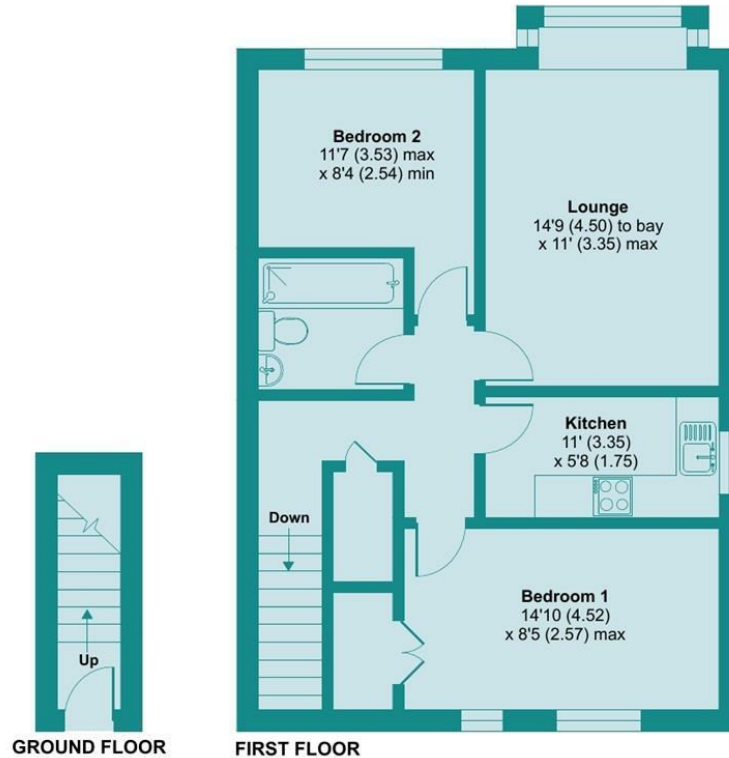




# Holm Oak Park, Hagden Lane, Watford, WD18 0XQ

Approximate Area = 724 sq ft / 67.3 sq m

For identification only - Not to scale



**LOCAL AUTHORITY**  
Watford Borough Council

**TENURE**  
Share of Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1202966



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