

# HARRY CHARLES

Property Specialists



Hunters Gate, Hunters Lane, Watford, WD25 7HG

**Price £205,000**



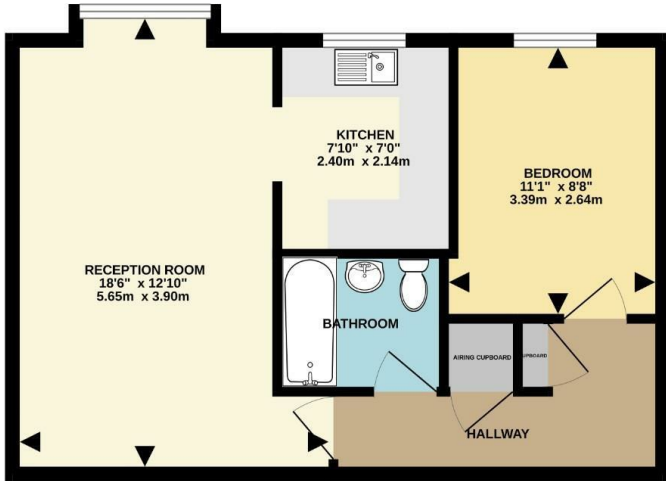
**\*\* LENGTHY 967 YEAR LEASE REMAINING - NO UPPER CHAIN - GROUND FLOOR ONE BEDROOM APARTMENT- LOUNGE/DINER - RE-FITTED BATHROOM - KITCHEN-ALLOCATED PARKING SPACE \*\*** We are delighted to be instructed on a Sole agency basis to offer for sale this ground floor one bedroom apartment situated in this popular Leavesden location and being ideally located for Warner Brother Studios. The property benefits from an extended lease which has approx. 967 years remaining and nil ground rent to be paid. The property benefits from a re-fitted bathroom and there is an allocated parking space. In order to avoid disappointment please contact us without delay to arrange an early appointment to view.

- Ground Floor Apartment
- Entrance Hall
- Separate Kitchen
- Double Bedroom
- No Upper Chain
- Lengthy Lease
- Lounge/Diner
- Re-fitted Bathroom
- Allocated Parking



# Floor Plan

GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

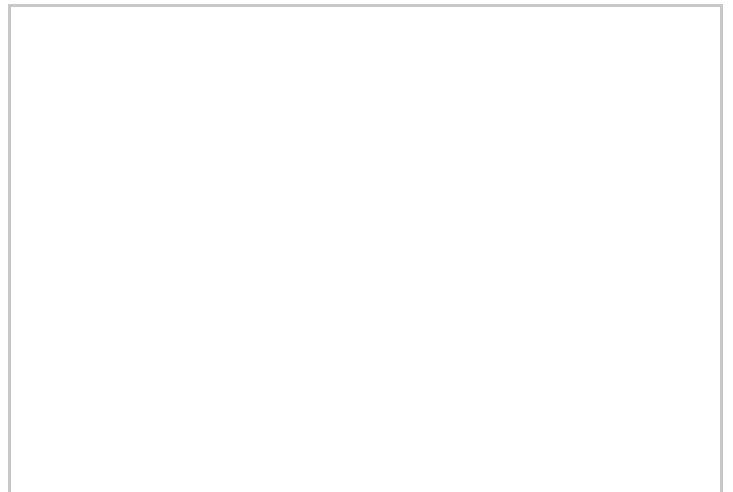
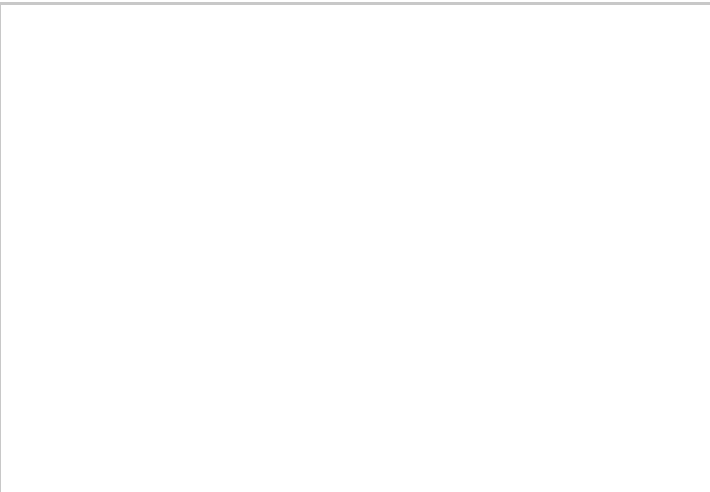
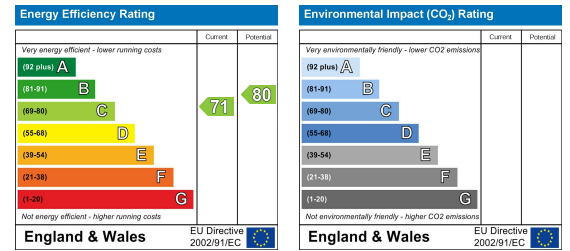


TOTAL FLOOR AREA: 457 sq. ft. (42.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 capability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.