



Bateson Drive, Leavesden

In Excess of **£300,000**

proffitt
& holt





Bateson Drive

Leavesden, Watford

This immaculately presented, modern apartment sits in a great position within this popular development, with local parks and shops right on your doorstep. It's been well-designed and fitted to a high specification throughout.

The open-plan kitchen/living room is a wonderful social space, with more than enough room for a comfortable seating area and separate dining space. The kitchen itself has been fitted in a classic shaker design and offers a number of integrated appliances. The two bedrooms are both good sizes, with the master bedroom benefitting from an en-suite shower room and built-in wardrobes.

Additional benefits include a large storage and utility cupboard, oak flooring, fully tiled bathrooms, allocated parking, lift access and a long lease, in excess of 100 years.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B





Bateson Drive

Leavesden, Watford

Conveniently situated in the popular and well-established residential area of Leavesden, just off the A41 close to the villages of Abbots Langley and Kings Langley and just under two miles from Watford town centre.

Leavesden is also extremely well placed for the commuter, offering easy access to all major motorway networks (J19 of the M25 - 1.5 miles, J5 of the M1 - 2.5 miles) and with Kings Langley mainline station approx. 2 miles away offering a fast and frequent service to London Euston.

The 'Green Flag' award-winning Leavesden Country Park covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults.



- 2 Double Bedrooms
- En-Suite To Master Bedroom
- Open Plan Kitchen/Living
- Family Bathroom
- Far Reaching Views
- Lift Access
- Allocated Parking
- Lease In Excess Of 100 Years



*For broadband and mobile speeds see:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>*

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





Fourth Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



Total area: approx. 64.8 sq. metres (698.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • stlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

