



Hunters Gate, Hunters Lane, Leavesden, Watford WD25 7HG



Total floor area 36.5 sq.m. (393 sq.ft.) approx. This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

A one bedroom first floor flat located in a popular development in Leavesden benefiting from one allocated parking space. This purpose built flat comes to the market in good decorative order throughout and would be well suited for either a first time buyer or investment purchaser where you could potentially achieve a monthly rental of somewhere between £950 - £1,000. Inside the flat a large open hallway with storage cupboards to the right, followed by the bathroom. The bedroom is also accessed from the hallway. The spacious living room benefits from a bay fronted window which allows plenty of light to pour through. The kitchen is located just off from the living room. The flat benefits from being completely double glazed and has electric heating throughout. Both the bedroom and living room benefit from being south facing, the flat also has access to a loft, creating extra storage.

- One Allocated Parking Space
- Communal Garden

- 96 years remaining on lease
- Electric heating - economy 7 tariff

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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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Property Ref: WAF102699

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EPC Rating: C