



**Lucas Court, Hagden Lane, Watford, WD18 7DH**

**welcome to**

**Lucas Court Hagden Lane, Watford**

Don't miss out on this stunning two bedroom third floor apartment that offers excellent living accommodation throughout and is the perfect first time purchase / investment. Call us today to organise your viewing!





### Entrance Hall

21' 6" x 11' 11" ( 6.55m x 3.63m )

### Kitchen / Lounge

22' 3" x 13' 10" into recess ( 6.78m x 4.22m into recess )

### Bedroom One

14' 10" x 10' 9" ( 4.52m x 3.28m )

### En Suite

7' x 4' 6" ( 2.13m x 1.37m )

### Bedroom Two

11' 6" x 9' 3" into door recess ( 3.51m x 2.82m into door recess )

### Bathroom

### Balcony

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Lucas Court Hagden Lane, Watford

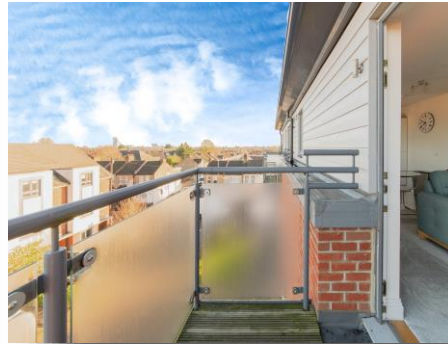
- Two Bedroom Third Floor Apartment
- Well Maintained And Decorated Throughout
- Allocated Parking
- Family Bathroom & En Suite
- 0.5 Miles To Watford Station

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF103793](https://www.brownandmerry.co.uk/Property/WAF103793)



Property Ref:  
WAF103793 - 0005

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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