

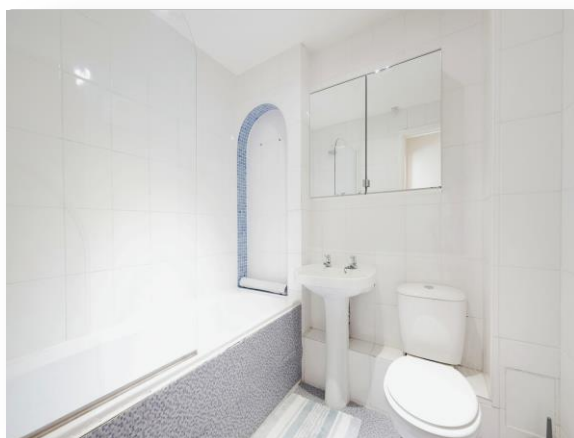


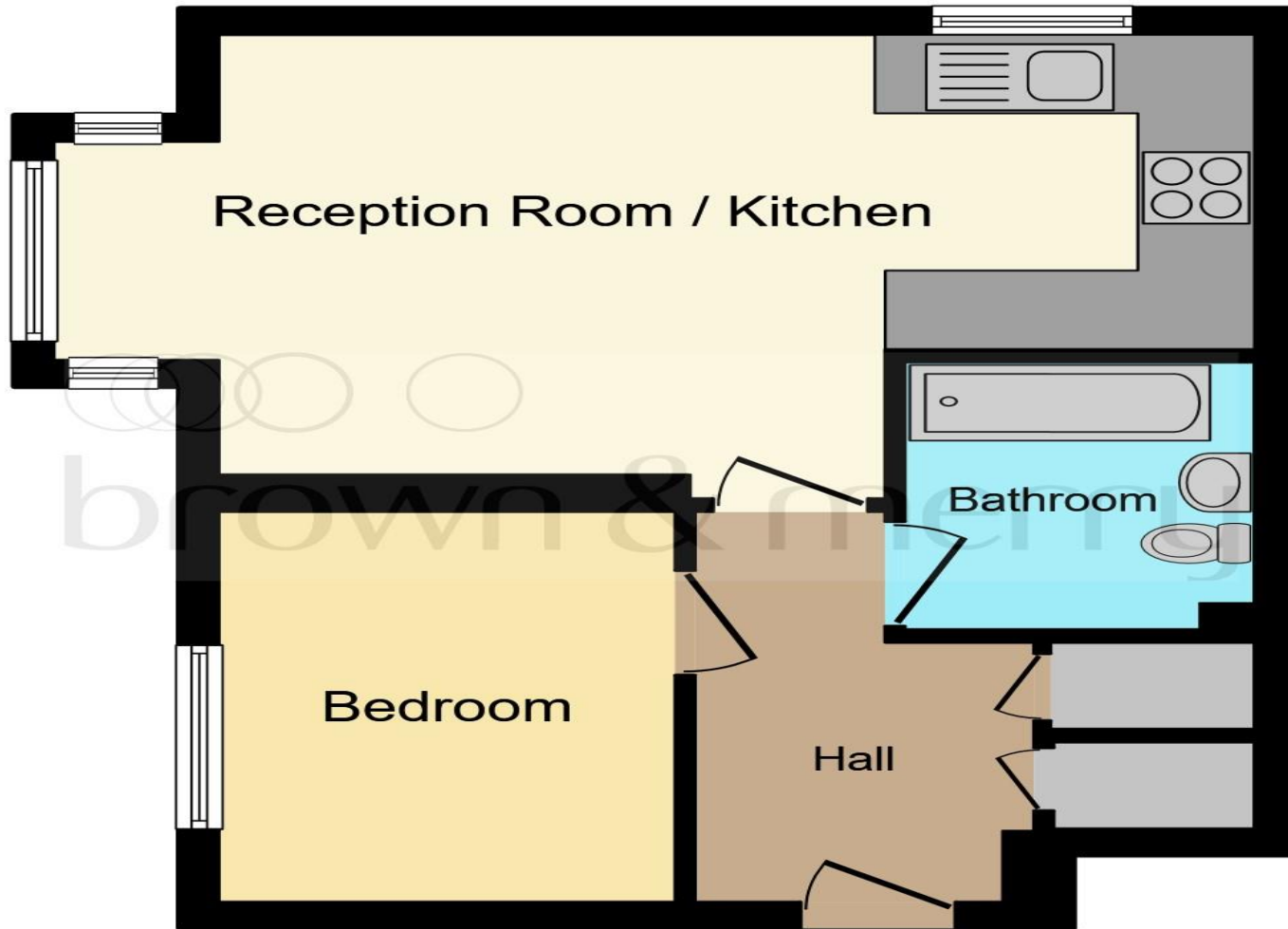
**Hunters Gate, Hunters Lane, Leavesden Watford WD25 7HG**



GUIDE PRICE £200,000 – £220,000. Here at Brown and Merry we are pleased to welcome to the market this lovely one bedroom first floor apartment located at Hunters Gate. Upon entrance you will find a hallway, a bright and airy kitchen / living / dining room, a double bedroom and a family size bathroom. Further benefits include allocated parking as well as off street parking, loft space, well maintained communal area's / grounds, double glazing, storage cupboards and storage heaters.

Location is perfect with Watford Junction only 3 miles away. Local shops, bus stops, primary schools and all other amenities are close by. Major road links such as the M1, M25 and A41 are all within easy access from the property. This delightful home is this ideal first time purchase / investment.





## MEASUREMENTS

### Entrance Hall

### Kitchen / Lounge

20' 3" to max x 11' 7" to max ( 6.17m to  
max x 3.53m to max )

### Bedroom One

9' 9" x 7' 9" ( 2.97m x 2.36m )

### Bathroom

6' 8" x 6' ( 2.03m x 1.83m )

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

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**welcome to**

## **Hunters Gate Hunters Lane, Leavesden Watford**

- South Facing First Floor Apartment
- One Double Bedroom
- Perfect For First Time Buyers / Investors
- Allocated Parking Space
- Well Maintained Communal Grounds
- Phone Entry System
- Close To Local Shops, Bus Stops & All Other Amenities
- Walking Distance To A Cinema, Bowling Alley & Harry Potter Studios

Tenure: Leasehold EPC Rating: C

Offer In Excess Of:

**£200,000**



*“...Located at Hunters Gate is this lovely one bedroom first floor apartment. This delightful property is perfect for first time buyers / investors. Call us today to view...”*



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:  
WAF103655 - 0006



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