



**Hagden Lane
Watford, Hertfordshire WD18 0XP
£180,000**

Situated in the ever-popular Holm Oak Park development, Coopers are delighted to offer for sale a well presented studio apartment. This property will make an excellent first time buy or investment and is offered for sale with a long lease.

Located on the second floor, the property benefits from a spacious reception/bedroom, fitted kitchen and bathroom, it also has allocated parking and is set within a secure gated development just a short walk from Watford town center, the hospital and the met line station!

Please contact us today to arrange your viewing of this chain free property!

- Self Contained Studio Apartment
- Gated Development
- Extremely Long Lease
- 0.7 miles To Watford Met Line Station
- Close To Local Amenities
- Allocated Parking
- CHAIN FREE



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
<i>Not energy efficient - higher running costs</i>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

