



**Hagden Lane
Watford, WD18 0XP
Asking price £200,000**

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 ground 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 centre, the hospital and the met line station!

Please contact us today to arrange your viewing!

- Ground Floor Studio Apartment
- Gated Development
- Share OF Freehold
- Allocated Parking
- 0.7 miles To Watford Met Line Station
- Ideal Investment
- Maintained Communal Ground



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