



Hunters Gate, Hunters Lane, Leavesden, Watford, WD25 7HG
Guide Price £189,995 Leasehold

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gardner

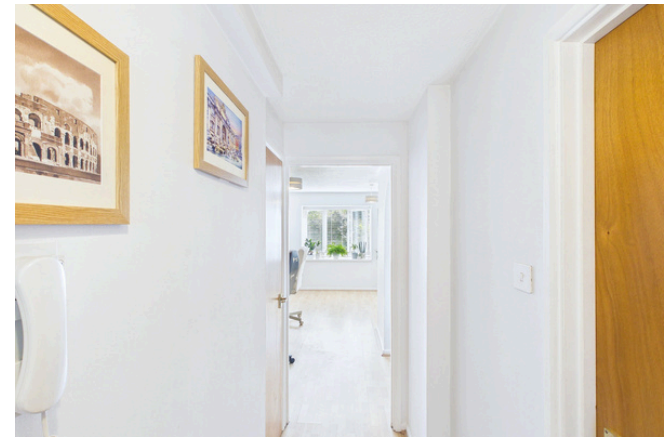


About the property

A well presented and bright ground floor one bedroom apartment, offered with an impressive 965 years remaining on the lease, making it an ideal purchase for first time buyers, downsizers or investors alike.

The accommodation comprises a welcoming entrance hall with a large storage cupboard, a generous double bedroom with built in wardrobes, a modern bathroom, a contemporary fitted kitchen, and a spacious living room offering clearly defined areas for both dining or home working, as well as a comfortable sitting area.

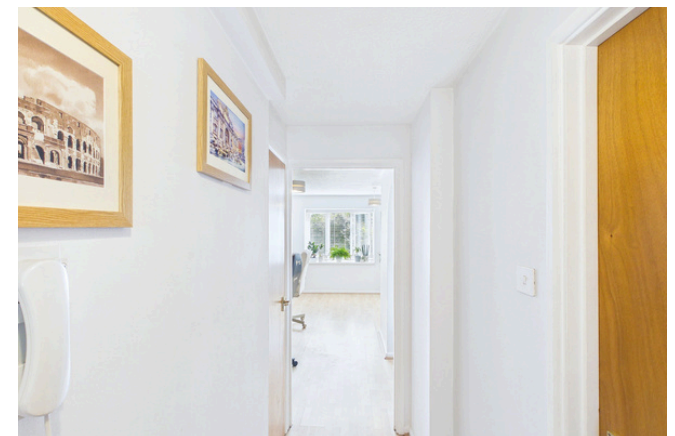
Further benefits include an allocated parking space, a communal garden space and newly installed radiators throughout.



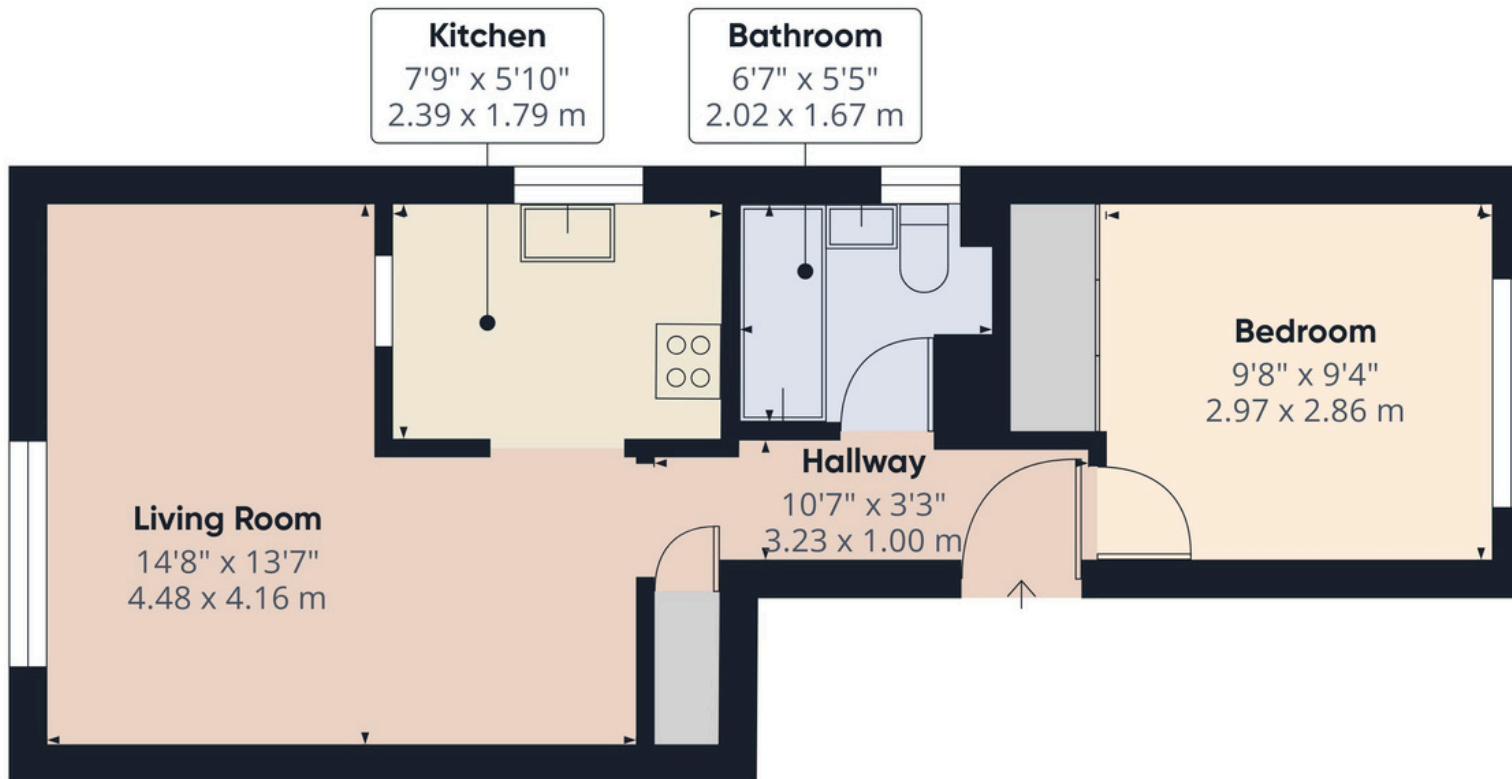


Key features

- One bedroom ground floor apartment
- Extended lease (over 960 years)
- Communal gardens
- Allocated parking
- Built in wardrobes
- Well maintained throughout



Floorplan



Approximate total area⁽¹⁾
409 ft²
38 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Area Information

Leavesden offers an appealing balance of suburban comfort, green surroundings, and excellent commuter connections, making it an increasingly popular choice for buyers moving out of London. Located close to Watford and within easy reach of central London via Watford Junction railway station, the area combines practical everyday living with good value for money compared to many nearby Hertfordshire towns. Families are drawn to its spacious homes, local schools, parks, and convenient amenities, while the continued investment around Warner Bros. Studio Tour London – The Making of Harry Potter has helped bring regeneration and a growing sense of community to the area.

- 2.4 miles to Kings Langley Station
- 3 miles to Watford Junction Station
- 3.8 miles to Watford Town Centre
- Nearest Motorway: 2.5 miles to M25
- Local Authority: Watford Borough Council
- Approximate floor area: 409 SqFt
- Council Tax Band: C
- Tenure: Leasehold (965 years)
- Service charge: £133.36 pcm

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Woodward Surveyors. For financial services we recommend Nicholas James Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	74 C
39-54	E		
21-38	F		
1-20	G		



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Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com