

Hunters Gate, Leavesden

£190,000

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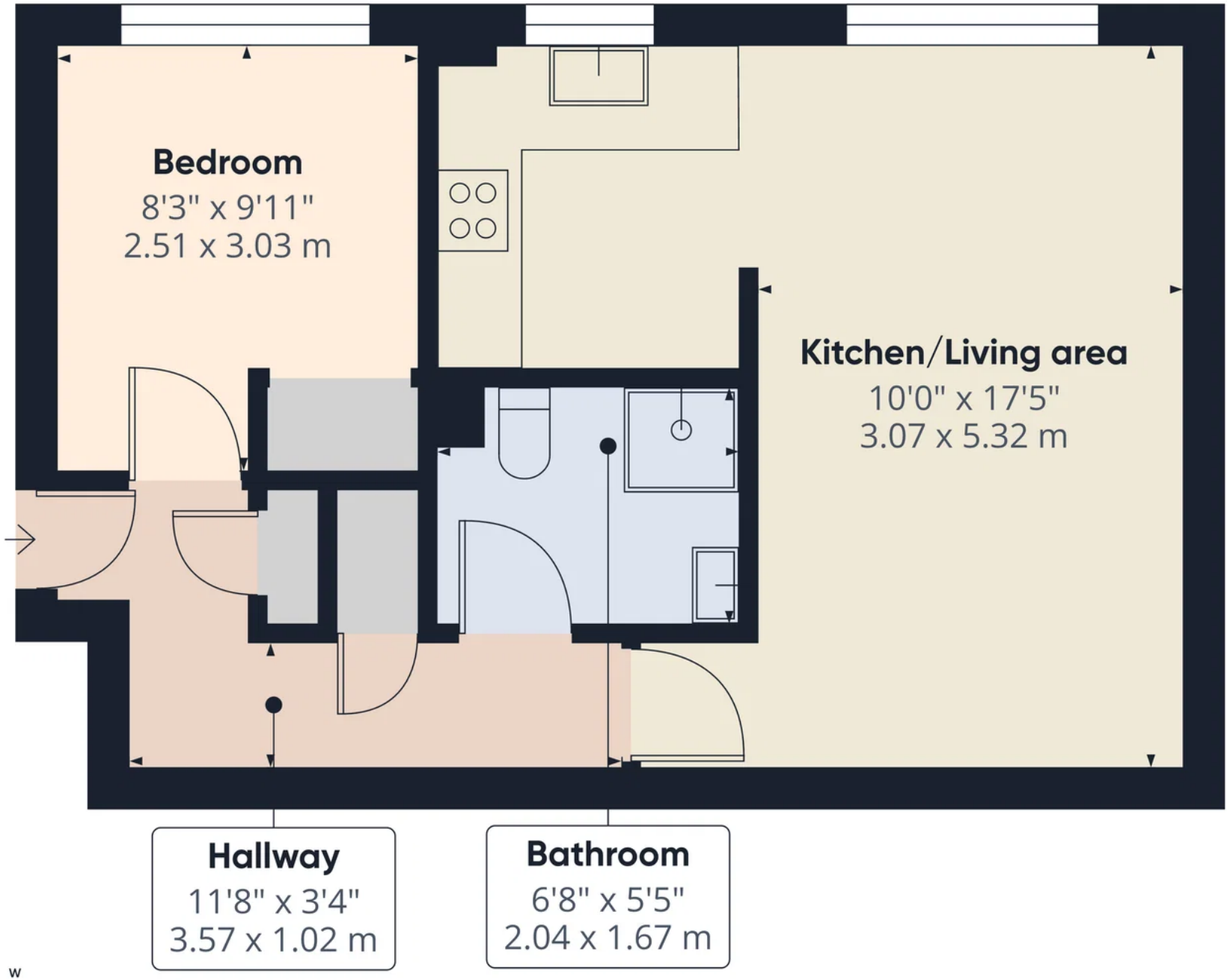
The accommodation comprises a welcoming entrance hall with a spacious storage cupboard, a generous double bedroom with built-in wardrobes, a bathroom and a contemporary fitted kitchen. The property also benefits from a spacious living room, thoughtfully arranged to provide distinct areas for dining or home working, alongside a comfortable seating area.

Further benefits include an allocated parking space, access to large communal gardens, share of freehold ownership and the added advantage of being chain free. Situated on the ground floor, the property offers convenient and easily accessible accommodation.

An internal viewing is highly recommended to fully appreciate the space, features and excellent potential this fantastic first-time purchase has to offer.





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Approximate total area(1)

431 ft²

40.1 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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A well presented and bright ground floor one bedroom apartment, offered to the market chain free, making it an ideal purchase for first time buyers, downsizers or investors alike.

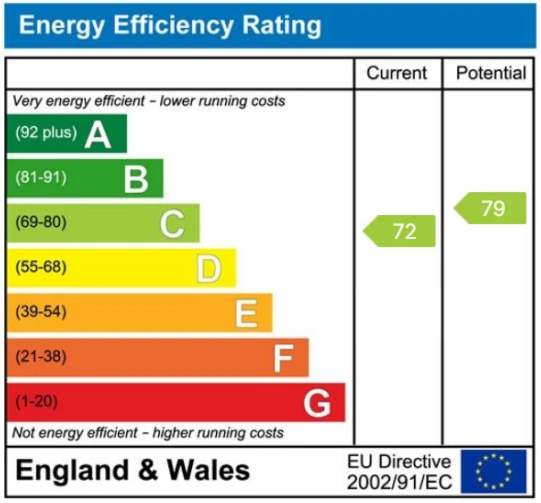
Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Watford, less than a mile from Leavesden Green

- Large communal gardens
- Allocated parking space
- Spacious living room with dining/home office space
- Contemporary fitted kitchen
- Chain free
- Ground floor apartment

Service Charge: £1,768
Lease Length: 90 Years







Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin shopping centre creating extra retail space, a large Cineworld IMAX cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by beautiful countryside with many locations to enjoy walking and cycling. A particular highlight is Cassiobury Park, one of the largest public parks in Hertfordshire, offering over 190 acres of green space, woodland trails, children's play areas, a miniature railway and open fields perfect for sports, picnics, and outdoor activities.

There is also a variety of other leisure facilities including golf, football, tennis and cricket. Many leisure and health clubs are close by providing swimming and sports facilities, and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

Education in Watford is highly regarded, with schools such as Watford Grammar School for Boys and Watford Grammar School for Girls enjoying excellent reputations. Both schools consistently achieve strong academic results and offer a wide range of extracurricular opportunities, making them highly sought after by families in the area.





The Property Ombudsman

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