



**Connells**

Hunters Gate Hunters Lane  
Leavesden Watford



### Property Description

This immaculate ground floor flat has a spacious living room with a large bay window, that currently has a dining table and chairs nestled in the alcove. There is a modern fitted kitchen, a generous bedroom and a stylish bathroom.

The attractive apartment block has beautiful communal gardens and boasts one allocated parking space with plenty of visitor parking also.

The flat is in a great location, close to Leavesden Studios and the convenient parade of shops including a fabulous restaurant and doctors surgery. There are great transport links including easy access to the main motorways M1 & M25 and the A41. There are frequent bus links and a train station near by.

### Entrance Hall

Storage cupboard.

### Living Room

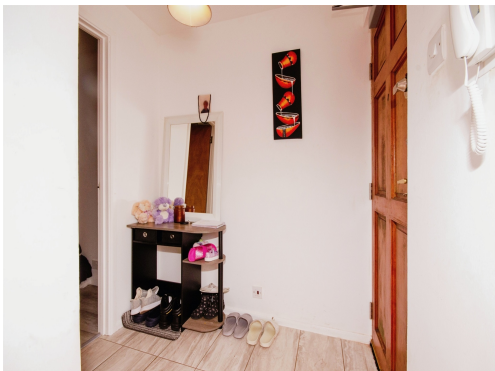
17' 7" x 12' 11" ( 5.36m x 3.94m )

Window to rear aspect, wall lights, radiator.

### Kitchen

7' 11" x 7' 2" ( 2.41m x 2.18m )

Fitted with wall and base units, work surfaces, stainless steel sink/drainer, oven, hob, plumbing for washing machine, space for fridge/freezer, window to front aspect.



## Bedroom

11' 1" x 8' 4" ( 3.38m x 2.54m )

Window to rear aspect, radiator, TV point.

## Bathroom

Fitted with bath and mixer taps with shower over, wash hand basin, WC, extractor fan, fully tiled.

## Outside

Communal Gardens

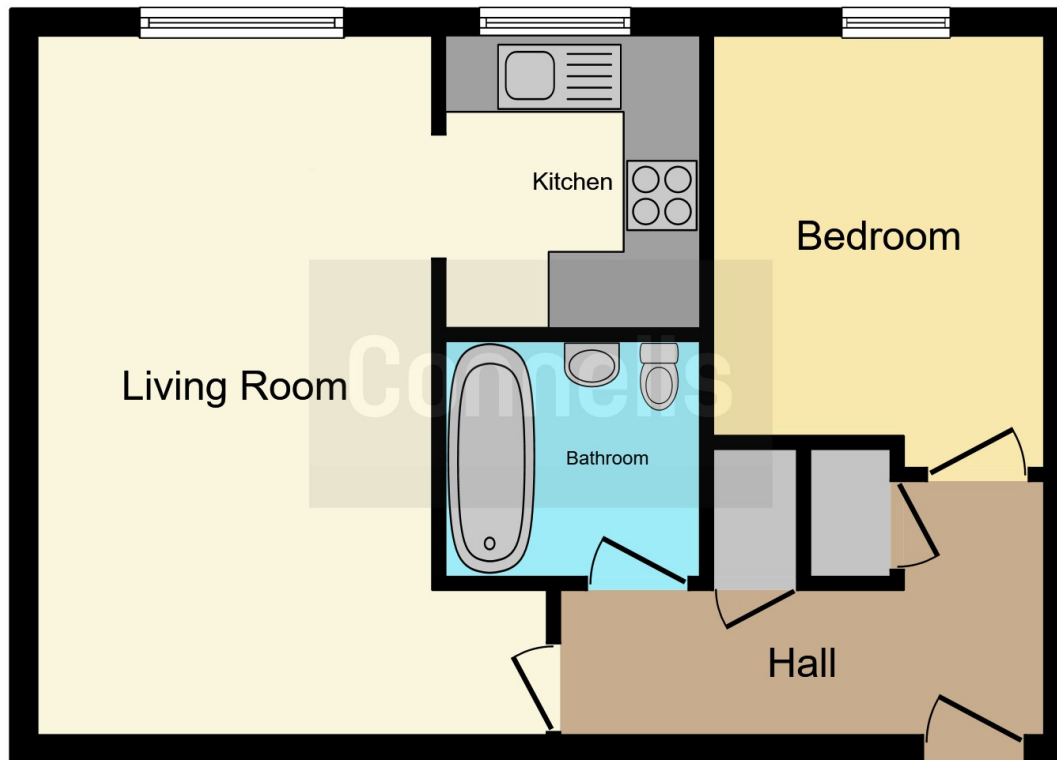
## Parking

One allocated parking space and ample visitor parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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