

Connells

Hunters Gate Hunters Lane
Leavesden Watford

Hunters Gate Hunters Lane
Leavesden Watford WD25 7HG

for sale offers in excess of
£190,000







Property Description

This immaculate ground floor flat has a spacious living room with a large window. There is a modern fitted kitchen, a smart bedroom and a bright shower room.

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.

Lounge Area

17' 6" max x 10' 1" plus recess (5.33m max x 3.07m plus recess)
Window.

Kitchen Area

7' 1" x 6' 1" (2.16m x 1.85m)
Fitted kitchen with wall and base units, work surfaces, stainless steel sink/drainer, oven, hob and cooker hood, plumbing for washing machine, space for fridge/freezer, window to front aspect.

Bedroom

10' 1" max x 8' 3" max (3.07m max x 2.51m max)
Window.

Shower Room

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

Outside

Communal Gardens

Parking

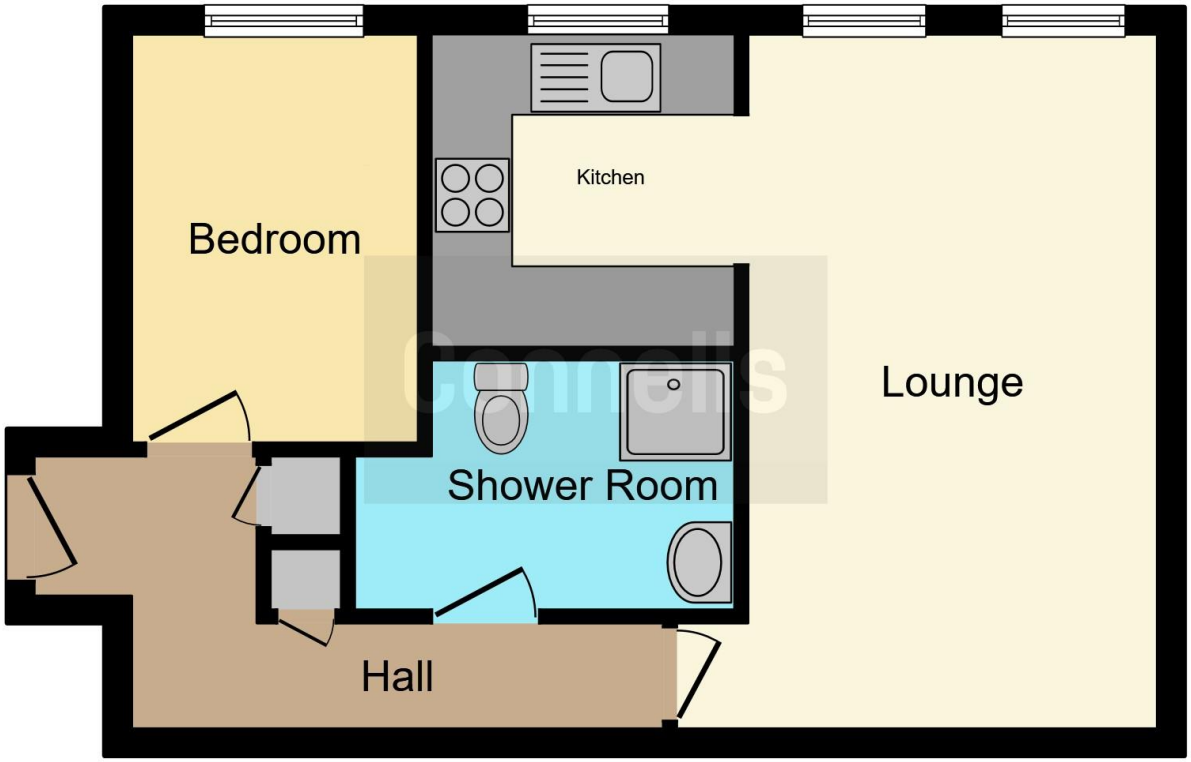
One allocated parking space plus visitors parking.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


BREAD


DEPOT
Top 20 Global Brands Company







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

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103438

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.