

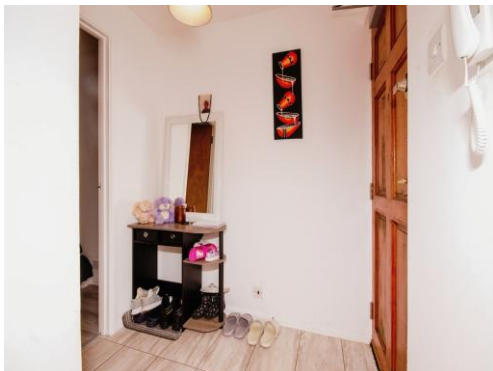


Connells

Hunters Gate Hunters Lane
Leavesden Watford

Hunters Gate Hunters Lane Leavesden Watford WD25 7HG

for sale offers over
£170,000



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/drain, 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

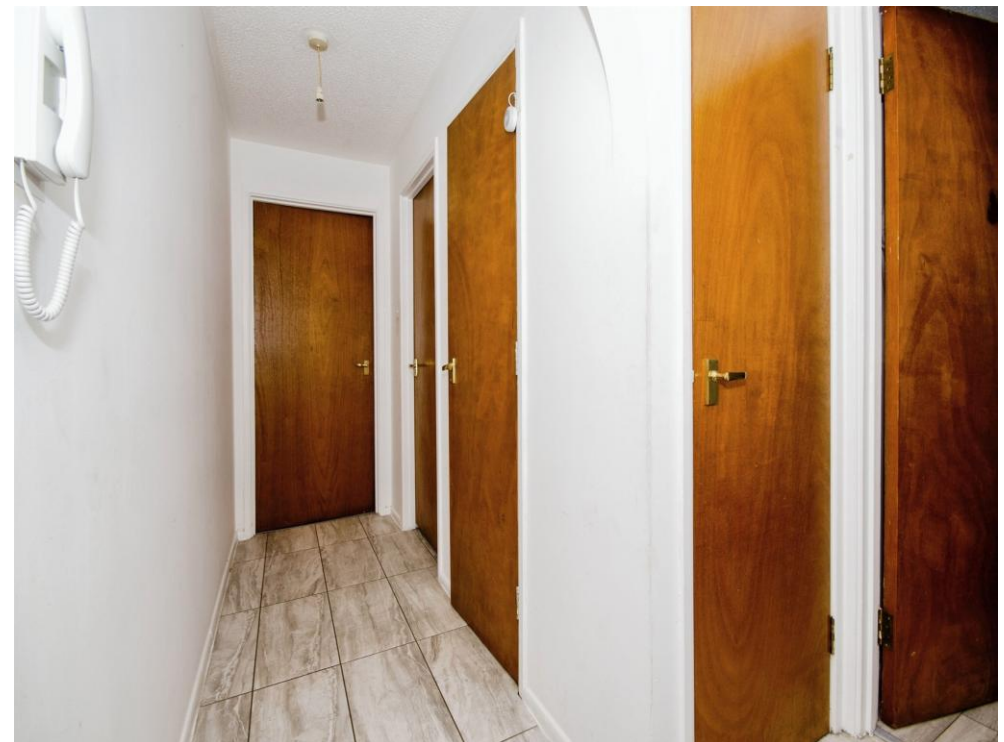
Communal Gardens

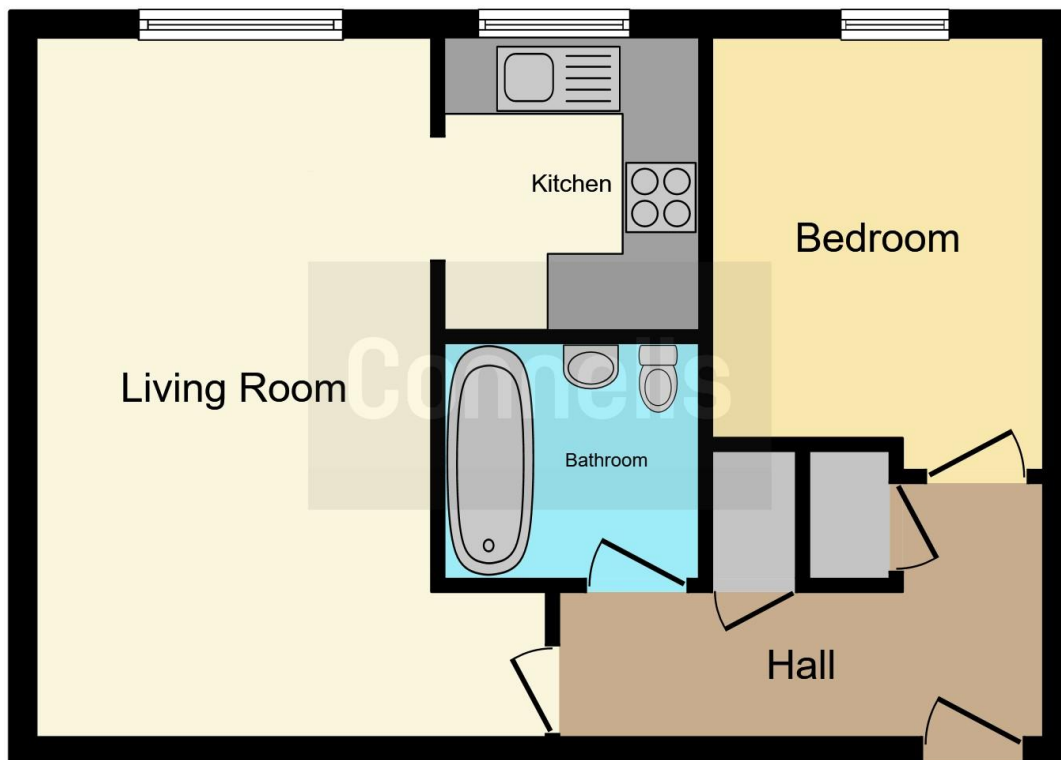
Parking

One allocated parking space and ample visitor parking.

Agents Note:

Please note that the AML fee covers 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.





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

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1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1281.01

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103651

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.

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