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**HUNTERS GATE, HUNTERS LANE
LEAVESDEN, WATFORD
WD25 7HG**

- * 2 BEDROOMS * SECURITY ENTRYPHONE * MODERN BATHROOM SUITE ***
- * NEWLY INSTALLED KITCHEN * DOUBLE GLAZING ***
- * ALLOCATED AND VISITORS PARKING ***
- * SOLE USE OF A HUGE LOFT SPACE FOR STORAGE ***

This immaculate 1st (top) floor flat is perfect for both FIRST TIME BUYERS and BUY TO LET INVESTORS! Hunters Gate is a well maintained development and is conveniently situated for major road links, local shops/bus services and a choice of schools.

GUIDE PRICE £274,000 ... LEASEHOLD

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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COMMUNAL ENTRANCE HALL

Via entryphone. Stairs to first floor. Front door in to hallway.

HALLWAY

24' in length. Entry phone. Storage heater. Airing cupboard houses hot and cold water tanks. Access to large loft space.

BEDROOM 1

13' 3" x 8' 4" (4.04m x 2.54m)

Front aspect double glazing. Storage heater.



BEDROOM 2

10' 2" x 5' 8" (3.1m x 1.73m)

Front aspect double glazing. Storage heater.

BATHROOM

Modern fully tiled white 3 piece suite comprising of panel enclosed bath, power shower over, glass screen, wash hand basin, low level WC. Shaver point. Spot lit ceiling. Extractor fan.



RECEPTION ROOM

17' 7" x 10' 1" (5.36m x 3.07m)

Front aspect double glazing. Storage heater. TV point. Archway to kitchen



KITCHEN

7' 2" x 7' 1" (2.18m x 2.16m)

Newly fitted luxury range of wall and base level units with granite effect work top surfaces. Integrated oven, 4 ring induction hob, over head extractor hood. Single drainer sink unit with chrome mixer tap. Plumbed for washing machine. Front aspect double glazing. Space for fridge/freezer.



COMMUNAL GARDENS

Generous lawned communal gardens which are immaculately maintained with hedge borders.



ALLOCATED PARKING

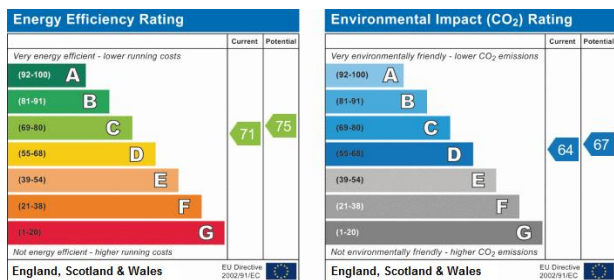
1 allocated parking space plus ample visitors parking.

LEASE

100 years unexpired.

SERVICE CHARGE

£1382 pa service charge includes ground rent, buildings insurance and maintenance of gardens, security entry phone and external window cleaning.



☎ VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

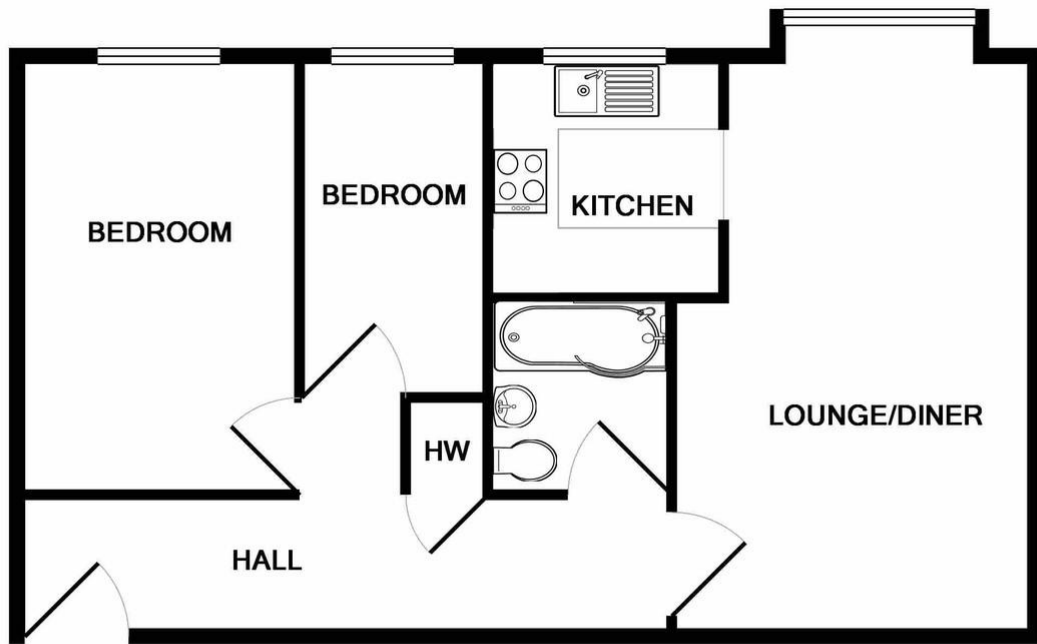
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TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 SQ.M.)

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