



**Hagden Lane
Watford, WD18 0XP
Asking price £160,000**

Situated in the ever-popular Holm Oak Park development, Coopers are delighted to offer for sale a well presented studio apartment. This property will make an excellent first time buy or investment and is offered for sale with a long lease.

Located on the second floor, the property benefits from a spacious reception/bedroom, fitted kitchen and bathroom, it also has allocated parking and is set within a secure gated development just a short walk from Watford town centre, the hospital and the met line station!

Please contact us today to arrange your viewing of this chain free property!

- Studio Apartment
- Chain Free
- Long Lease
- Allocated Parking
- Gated Development
- Low Service Charge and No Ground Rent
- 0.7 miles To Watford Met Line Station





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		