



Connells

Lundy House Himalayan Way
Watford



Property Description

Connells are pleased to bring this ground floor super studio flat to the market that is situated on a popular development in Watford. The property comprises of a sizeable reception room, a fitted kitchen, a separate bedroom area, and a modern bathroom suite. Benefits include no ground rent, a long lease remaining, residential parking and access to communal gardens.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Watford Junction Station as well as the M25, A41 and M1. There are a variety of local amenities and Watford general Hospital within walking distance as well as the vibrant Watford Town Centre with further eateries, amenities, entertainment, and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Door to front aspect, airing cupboard.

Living Room

16' 10" x 12' 2" (5.13m x 3.71m)

L-shaped living room, window to side and rear aspect, electric radiator, television point, telephone point.

Kitchen

7' 11" x 6' 11" (2.41m x 2.11m)

Fitted kitchen comprised of wall and base

units with work surfaces to complement, window to rear aspect, sink with drainer, electric cooker point, plumbing for washing machine, space for fridge/freezer.

Bedroom One

8' 10" x 6' 5" (2.69m x 1.96m)

Window to rear aspect, electric radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, vanity wash hand basin, extractor fan.

Outside

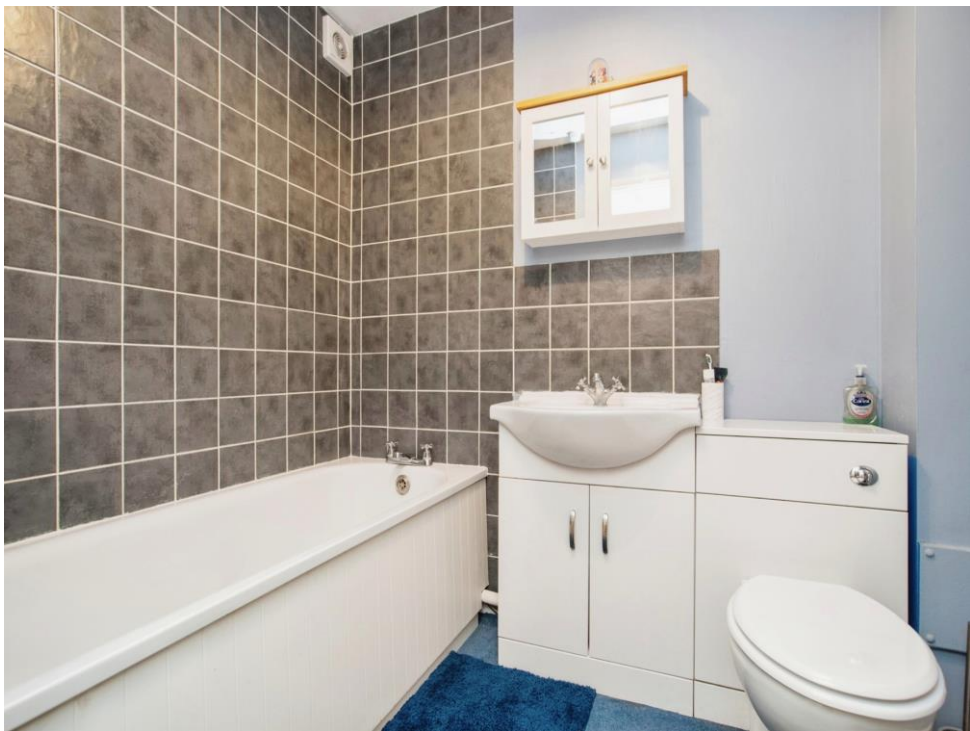
Communal Gardens

Access to communal gardens.

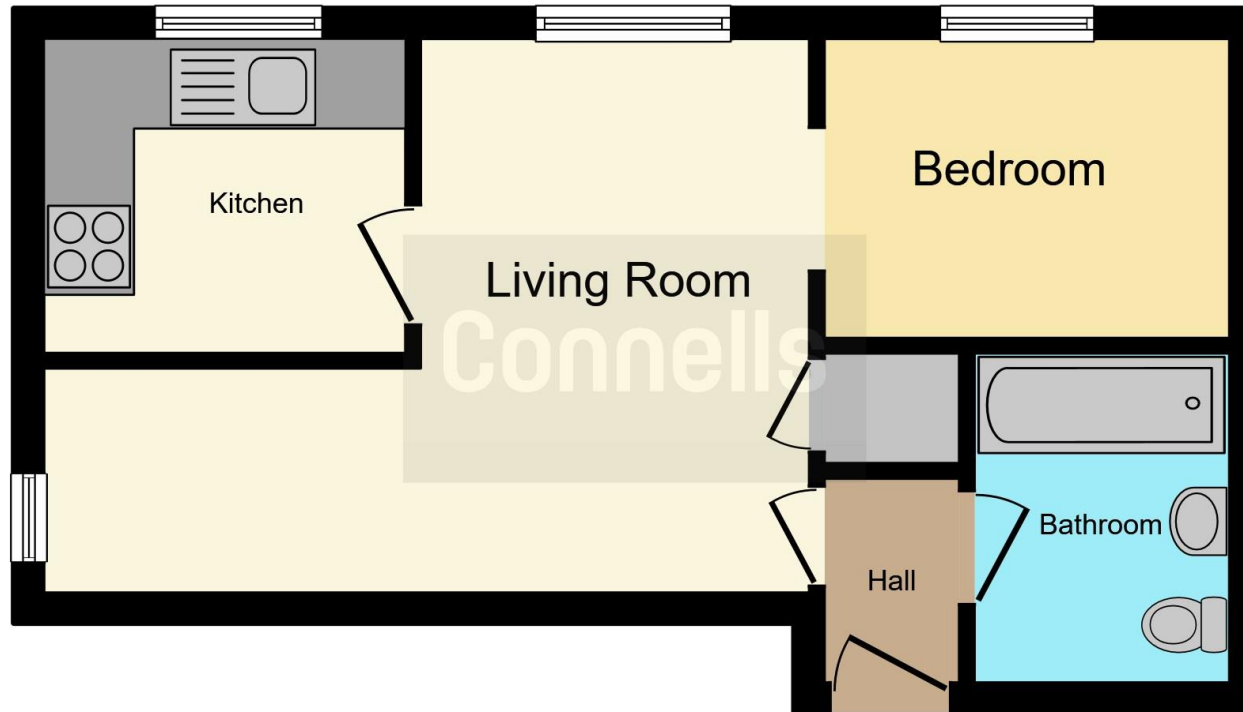
Parking

Residential parking bays.









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

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6 The Parade
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313768

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: WTF313768 - 0002