



**Guernsey House, Pioneer Way, Watford, WD18 6ST**

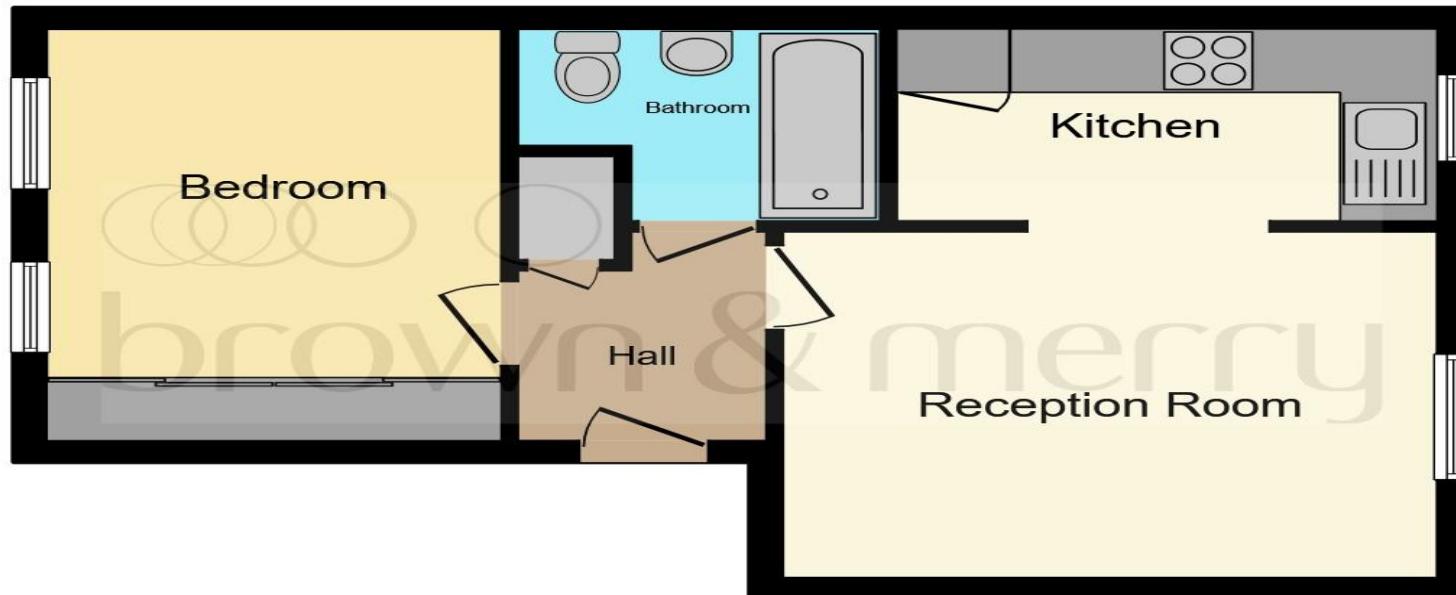


**welcome to**

## **Guernsey House Pioneer Way, Watford**

Well-presented and chain free, this one-bedroom ground floor flat in the sought-after Swallow's development offers a modern fitted kitchen, stylish bathroom, and bright living space just a short walk from Watford General Hospital and Watford Town Centre.





### Entrance Hall

### Lounge

14' to max x 10' 2" to max ( 4.27m to max x 3.10m to max )

### Kitchen

10' 11" to max x 5' 11" to max ( 3.33m to max x 1.80m to max )

### Bedroom

10' 5" to wardrobe x 9' 10" to max ( 3.17m to wardrobe x 3.00m to max )

### Bathroom

**Total Floor Area** (from the EPC)  
39 Square Metres

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](http://www.focalagent.com)

### Agents Note

Heating to the property is served by electric heating. Please contact the branch for more details

welcome to

## Guernsey House Pioneer Way, Watford

- One-Bedroom Ground Floor Flat
- Modern Fitted Kitchen
- Stylish Newly Fitted Bathroom
- Long Lease - Over 150 Years Remaining
- Convenient Residents' Permit Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1615.56

Ground Rent: Ask Agent

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 Leasehold packs.

Guide price

**£200,000 - £225,000**



view this property online [brownandmerry.co.uk/Property/WAF104885](http://brownandmerry.co.uk/Property/WAF104885)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WAF104885 - 0006



**01923 248861**



[watford@brownandmerry.co.uk](mailto:watford@brownandmerry.co.uk)



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**[brownandmerry.co.uk](http://brownandmerry.co.uk)**

