



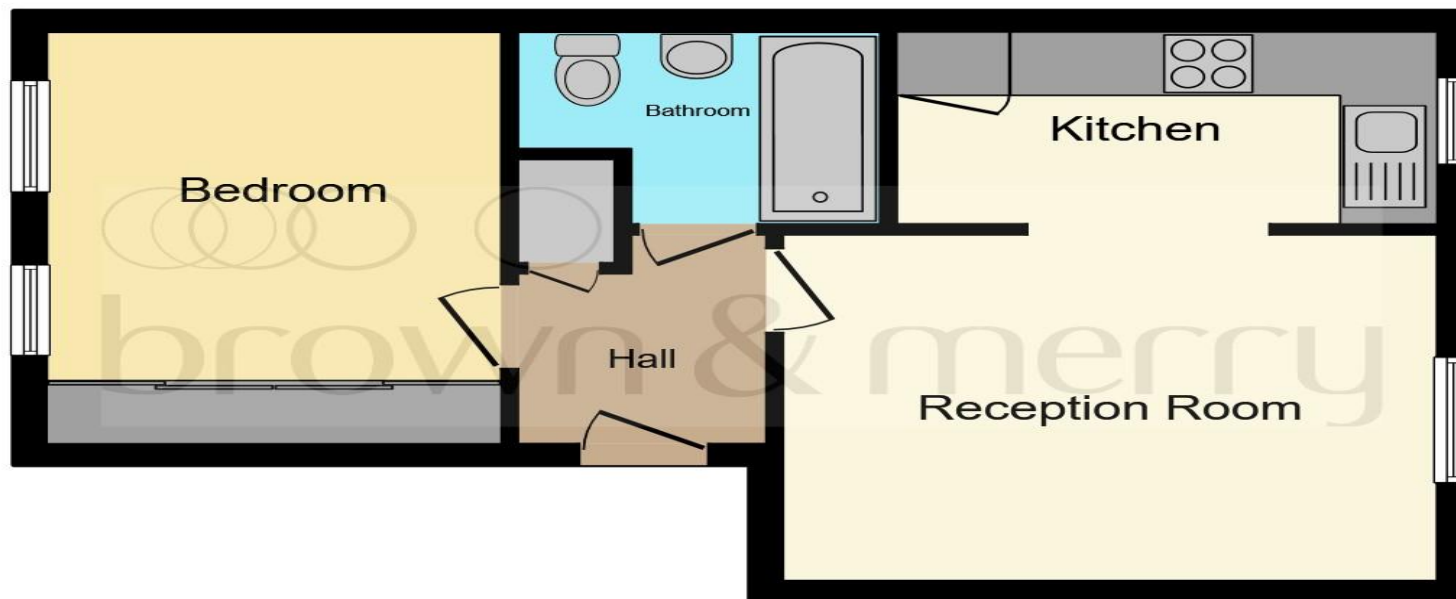
Guernsey House, Pioneer Way, Watford, WD18 6ST

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

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



Please note the marker reflects the postcode not the actual property

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



Property Ref:
WAF104885 - 0006

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