



**Pioneer Way  
Watford, Hertfordshire WD18 6SU  
£229,995**

1st Choice Properties are pleased to offer this two bedroom ground floor apartment . The apartment is ideally suited for a First Time Buyer or Investor . The apartment benefits from economy 7 heating, double glazing. We strongly advise an early inspection to avoid disappointment .

### Entrance

Entrance door leading to:

### Entrance Hall

Fitted carpet, intercom, coving to ceiling with co detector, door to Storage and airing cupboard.

### Lounge/Diner

15'0" x 13'8" (4.58m x 4.17m)



Replacement uPVC window to side and rear aspect, electric storage heater, fitted carpet, coving to ceiling, door to:

### Kitchen

7'10" x 9'1" (2.40m x 2.77m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with ceramic and tiled surround, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, replacement uPVC window to side aspect, coving to ceiling.

### Dressing Area

7'7" x 6'2" (2.31m x 1.88m)



Fitted carpet, coving to ceiling, open plan to:

### Bedroom 1

10'2" x 12'6" (3.09m x 3.80m)



Replacement double glazed window to rear aspect, electric storage heater, fitted carpet, coving to ceiling.

### Bedroom 2

6'4" x 9'4" (1.93m x 2.84m)

Replacement uPVC double glazed window to side aspect, electric storage heater, fitted carpet, coving to ceiling.

### Bathroom



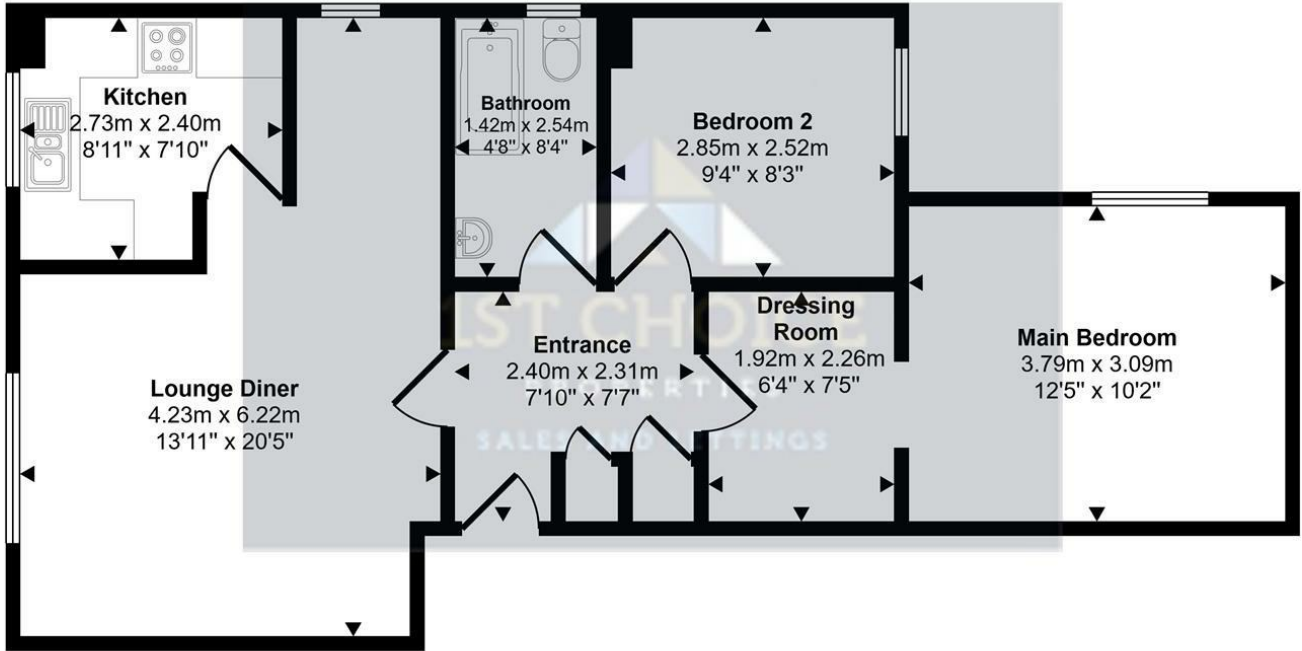
Fitted with three piece suite comprising deep panelled bath with electric power shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, replacement uPVC obscure double glazed window to rear aspect, ceramic tiled flooring, coving to ceiling.

### NB Notes

Lease details 158 years from 2013 Lease expires 2183  
Service Charge TBC  
Ground Rent 182.00 PA

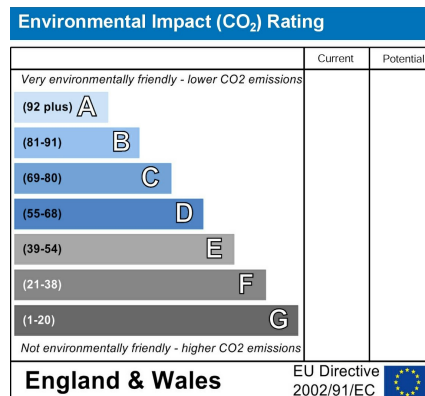
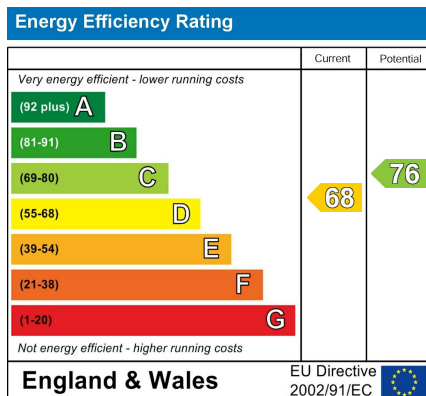


Approx Gross Internal Area  
61 sq m / 655 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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