

LEASEHOLD



Apartment (EPC Rating: D)

**SKYE HOUSE, SCAMMELL WAY,  
WATFORD, WD18 6GY**

**£200,000**

# 1 Bedroom Apartment located in Watford

Located on a quiet development close to Watford Hospital and just a 15/20 minute walk to Watford town centre. This ground floor one double bedroom apartment has an entrance hall, lounge diner, kitchen, bathroom and bedroom. Additionally there is double glazing and electric heating.

## DESCRIPTION

Skye House is a quiet small block nestled within a convenient modern development. Set on the ground floor and comprises of a welcoming entrance hallway with doors leading to the living room, separate kitchen, double bedroom and bathroom.

All rooms are well proportioned and ideal for a single person or couple to enjoy comfortable and convenient living. It has double glazing and electric heating throughout to keep energy bills at a minimum. With security entryphone system and residents car parking space.

### Communal Entrance

Entryphone, with stairs to ground, first and second floor. Front door to:

### Entrance Hall

Built-in storage cupboard, doors to lounge, kitchen, bathroom and bedroom.

### Lounge

14'10 x 10'4

Window to aspect, carpet to floor, pendant lighting, powerpoints.

### Kitchen

11'4"x 6'

Fitted with a range of wall and base units, sink unit with mixer tap, plumbing for washing machine, built-in oven and hob, window to aspect.

### Bathroom

7'7"x 6'

Fitted with a bath with mixer tap and hand shower attachment, WC, and wash basin. extractor fan.

### Bedroom

12'7"x 10'10"

Window to side, carpet to floor, pendant lighting, powerpoints. Fitted wardrobe.

### Outside

Residents car parking spaces (one provided). Communal gardens.

### Lease Information

Lease: 185 years from 2011 - 172 years (tbc)

Service charge: £1,548 - paid to 31.03.25

Ground Rent : peppercorn (tbc)

Leasehold remaining will be shortly confirmed by the vendor.

Service charge includes includes water rates, buildings insurance, and maintenance of communal entrance the car park and gardens.

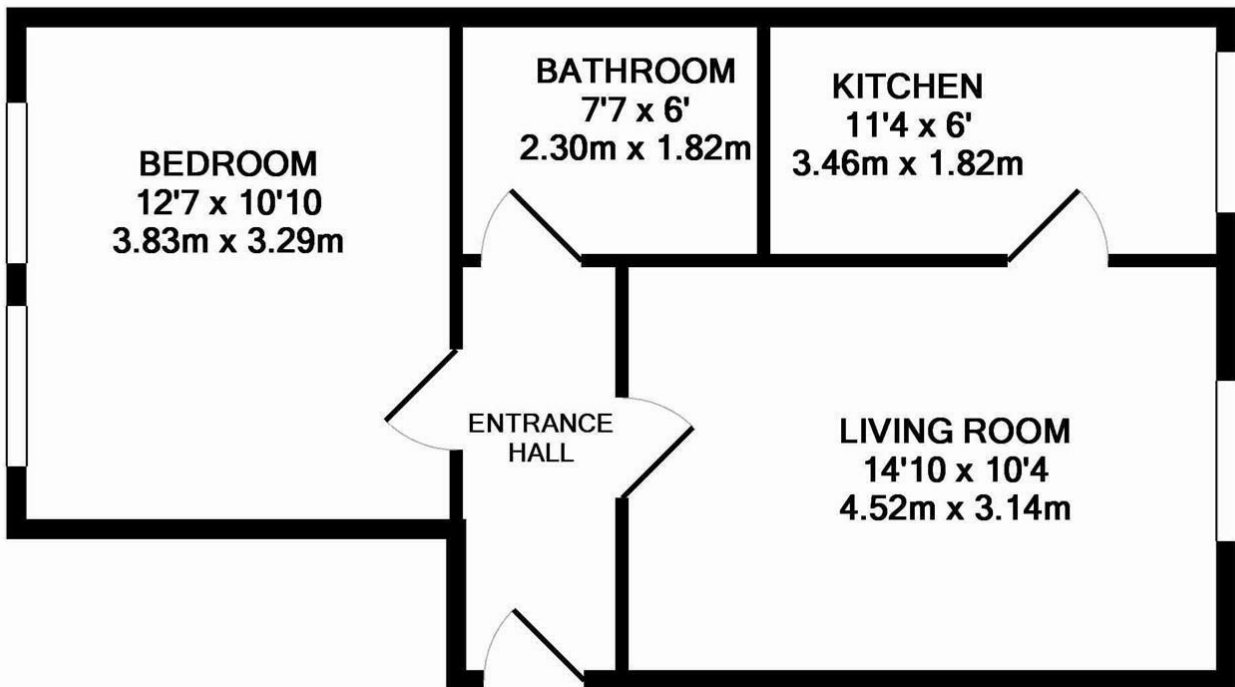
For investors, if placed on the rental market today this flat would expect to achieve £1300 per calendar month and due to its locality, would attract extremely high demand from the professional tenant.

The development is ideally situated off Tolpits Lane in West Watford and is centrally located for transport links. It is just 1/2 mile walk to Watford Met Line Station (Metropolitan Line) which gives you quick and direct access into Central London. The local amenities of Watford Town Centre and Watford General Hospital are also nearby.

ONE BEDROOM GROUND FLOOR FLAT JUST 0.6 MILES TO WATFORD GENERAL HOSPITAL - IDEAL FOR NHS WORKERS - 1 MILE TO WATFORD MET STATION - 0.2 MILES TO LAURANCE HAINES PRIMARY SCHOOL AND 0.3 MILES TO WESTFIELD ACADEMY.



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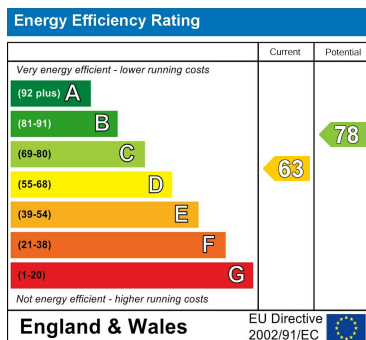


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council Tax Band

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Energy Performance Graph



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