

LEASEHOLD



Apartment (EPC Rating: C)

**GUERNSEY HOUSE, PIONEER WAY,
WATFORD, WD18 6ST**

£195,000

1 Bedroom Apartment located in Watford

Located in a quiet development close to Watford Hospital and the Town Centre, is our lovely ground floor apartment which is perfect for a single or a professional couple. Ideally offered for sale Chain Free.

This property would make an ideal investment opportunity or purchase for the first time buyer.

Ground rent £NIL
Service charge £2,116.58
Lease 158 years remaining

The entrance door gives access to the hallway with doors leading to a spacious lounge/diner, kitchen, bedroom and bathroom.

The vendor has provided us with this information and we have seen no documented evidence to support this.

The neutrally decorated spacious reception room provides versatile living space with carpet to floor, pendant lighting lots of natural light with two windows to aspect.

The separate kitchen comprises of a range of wall and base units providing useful storage, sink and drainer unit, integrated oven and hob with extractor hood above, space for fridge freezer and space for washing machine. Window to aspect and extractor fan.

The bathroom comprises of a simple white suite with WC, pedestal wash basin, panel enclosed bath with wall mounted shower, part tiled walls, heated towel rail and extractor fan.

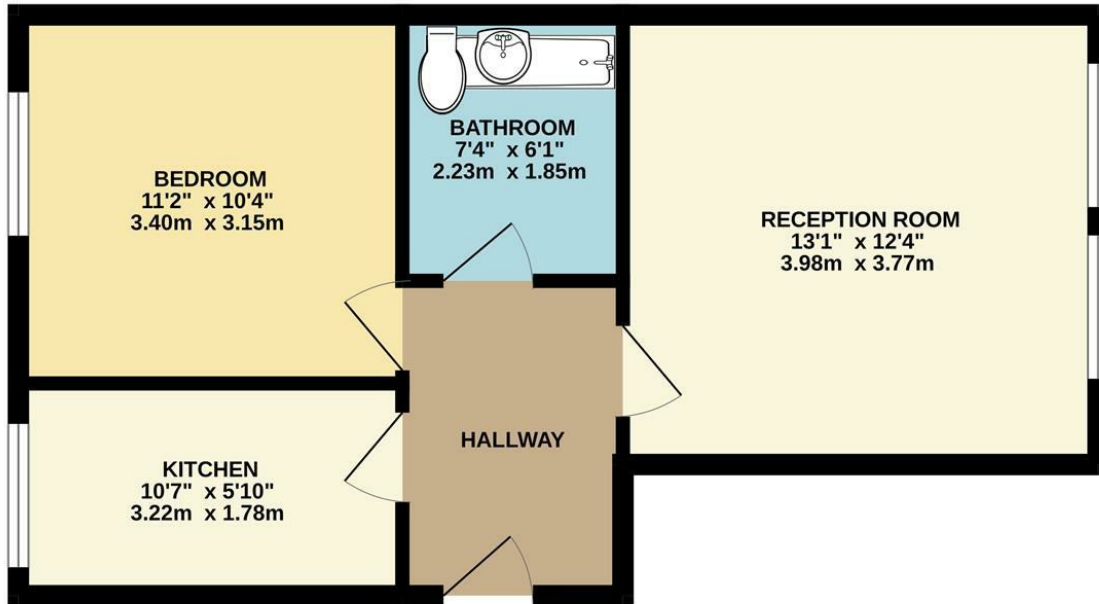
The master bedroom is a good sized double with carpet to floor, pendant lighting, window to aspect and plenty of powerpoints.

Permit parking space for one car plus visitors pass.

TO FOLLOW



GROUND FLOOR

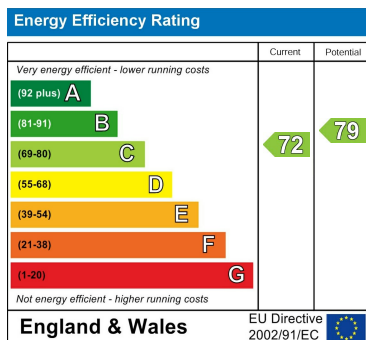


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the