

LEASEHOLD



Apartment (EPC Rating: E)

SCAMMELL WAY, WATFORD, WD18
6GU

£200,000

1 Bedroom Apartment located in Watford

COMPETITIVELY PRICED TO SELL

* One Bedroom Apartment * Modern Block * Close to Watford Underground Station * Close to Watford General Hospital * Allocated Car Parking Space* Ideal for First Time Buyers or Investors *

DESCRIPTION

Farne House is a quiet small block nestled within a convenient modern development. Set on the ground floor, this apartment needs to be viewed to appreciate everything it has to offer. Comprising of a welcoming entrance hallway with doors leading to the living room, separate kitchen, double bedroom and family 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

14'0"x 10'3"

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

Kitchen

10'10"x 5'11"

Fitted with a range of wall and base units, sink unit with mixer tap, plumbing for washing machine, freestanding cooker, good quality laminate flooring, window to aspect.

Bathroom

7'4"x 5'11"

Nearly new and decorated to a very modern standard with tasteful oversized porcelain style tiles in modish grey to the floor and walls. Fitted with a bath with mixer tap and hand shower attachment, WC, and wash basin. extractor fan.

Bedroom

16'2"x 9'11"

A great size! With window to aspect, carpet to floor, pendant lighting, powerpoints.

Outside

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

For investors, the property is currently tenanted and achieves £1250 per calendar month and due to its locality, would attract extremely high demand from the professional tenant.

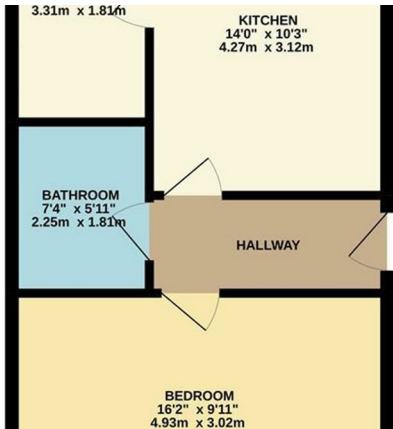
The development is ideally situated off Tolpits Lane in West Watford and is centrally located for transport links. It is just 1/2 mile walk to Watford Met Line Station (Metropolitan Line) which gives you quick and direct access into Central London. The local amenities of Watford Town Centre and Watford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

LEASE: 119 years remaining

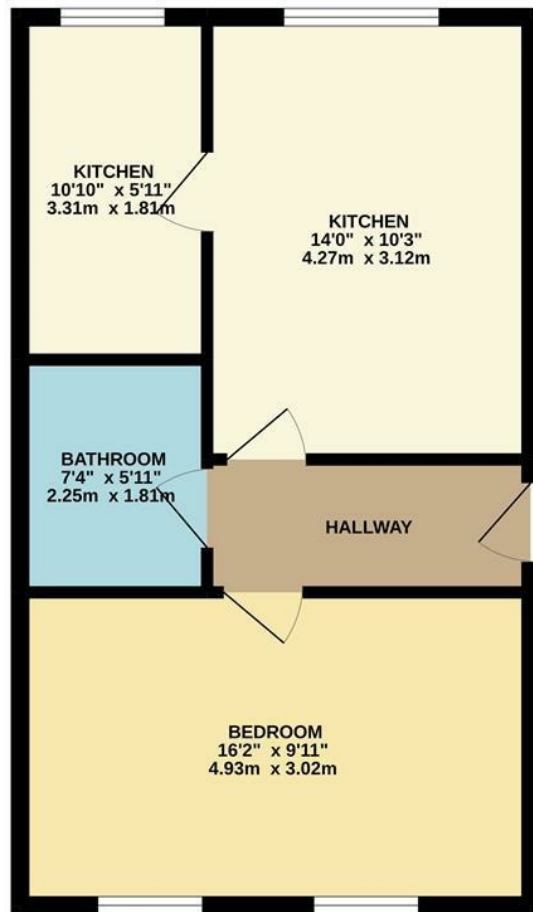
SERVICE CHARGE: £1,481.85 service charge for the years 2024/25

GROUND RENT: £90 per annum

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



GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



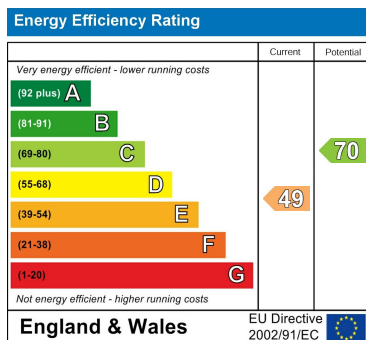
TOTAL FLOOR AREA : 455 sq.ft. (42.2 sq.m.) approx.

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

E

Energy Performance Graph



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