LEASEHOLD







Apartment (EPC Rating: C)

SHETLAND HOUSE, WATFORD, WD18 6SF

Guide Price

£179,950

WARREN ANTHONY

1 Bedroom Apartment located in Watford

REDUCED AND PRICED TO SELL! A beautifully presented purpose built one bedroom top floor flat which has the benefit of loft storage space. Situated in the popular Swallows development. We recommend an internal inspection of this immaculate property which has a contemporary fitted kitchen and bathroom plus the benefit of a long lease of 123 years. Energy rating C

Situated in a quiet residential development locally known as The Swallows and a short walk away from a selection of local shops, schools and bus routes. In our opinion this one bedroom top floor apartment would be an ideal purchase for first time buyers or landlords looking to add to their rental portfolios.

From the communal door into the hallway with stairs to the upper floors. Enter through the private entrance door into a hallway which has a storage cupboard and doors to the bathroom, lounge and bedroom.

A bright and airy lounge, decorated in subtle neutral tones with a double glazed window to the front with an open aspect over looking communal grounds. Doorway into the kitchen.

An immaculate, contemporary fitted kitchen comprising of a range of white wall and base units, stainless steel sink and drainer unit with mixer tap, part tiled splash back areas, space and plumbing for a washing machine, integrated electric oven with inset induction hob and extractor fan above, double glazed window to the front aspect also looking out over the park and gardens.

The master bedroom also decorated in neutral tones and providing ample space for a kingsize bed with double glazed window.

The bathroom comprises of a modern white suite to include a panel enclosed bath with mixer tap and wall mounted shower attachment, pedestal wash basin with mixer tap, WC, part tiled walls and an extractor fan.

Outside are communal grounds mainly laid to areas of lawn and mature shrub borders.

Parking and visitors parking.

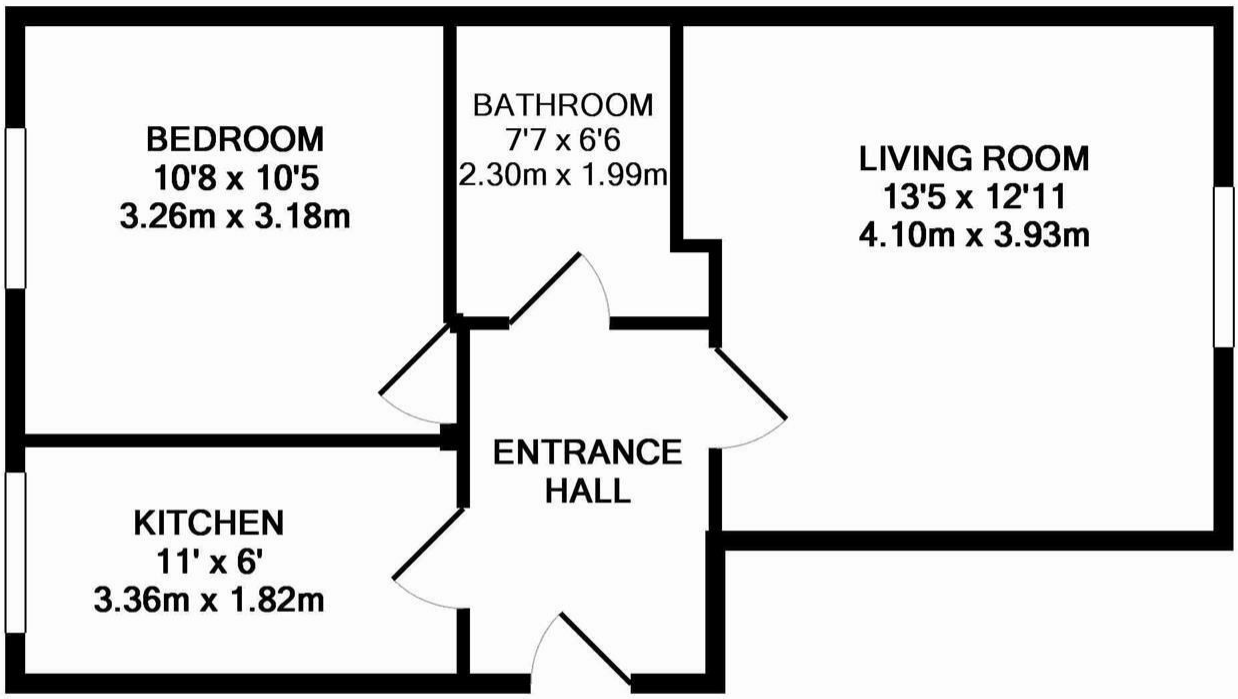
Lease 123 years remaining
Service Charge £191.46 per month payable over 12 months. This includes water and buildings insurance.
Ground Rent ZERO

EPC RATING C (expires 2033)
COUNCIL TAX BAND C

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




SOAK



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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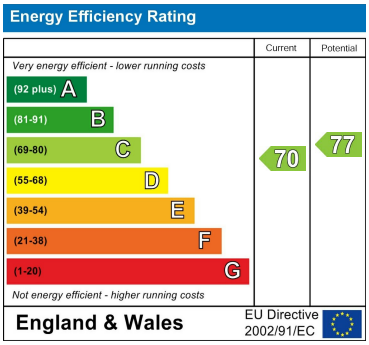
Council Tax Band

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