



Guernsey House Pioneer Way  
Watford



### Property Description

\*\*GUIDE PRICE £160,000 - £170,000\*\*

Connells are delighted to bring this first floor super studio apartment to the market that is situated within the sought after Swallows Development. The property comprises of a welcoming entrance hallway a large L-shaped reception room, a separate fitted kitchen, a separate sleeping area and a bathroom suite. Benefits include residents permitted parking, and access to the well-maintained communal grounds.

Ideal for first time buyers, the property is located within a prime position for access to several transport links including Watford Metropolitan Station as well as the A41, M25 and M1 motorways. There is also easy access to Watford General Hospital as well as Watford Town Centre offering a wide variety of amenities, eateries, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

Window to side aspect, electric radiator.

### Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, hand towel rail.

### Outside

### Communal Garden

### Parking

Off-street permitted residence parking.

### Communal Entrance

### Entrance Hall

Front door, airing cupboard, electric radiator.

### Living Room

16' 11" MAX x 12' 2" MAX ( 5.16m MAX x 3.71m MAX )

L-shaped, window to side and front aspect, electric radiator, television point, telephone point.

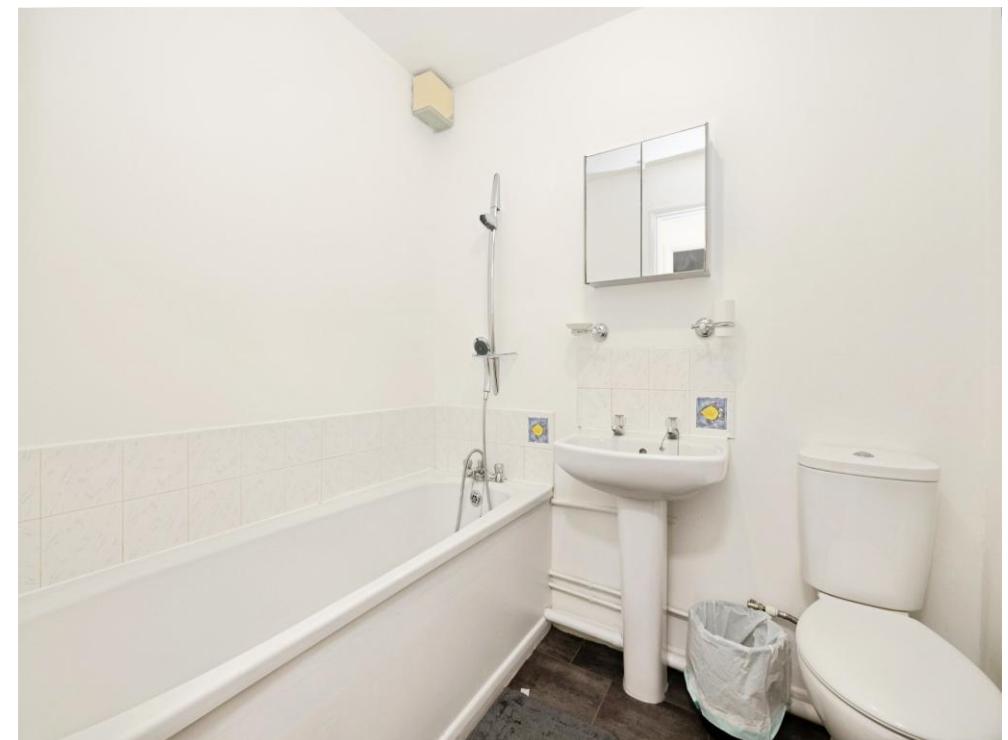
### Kitchen

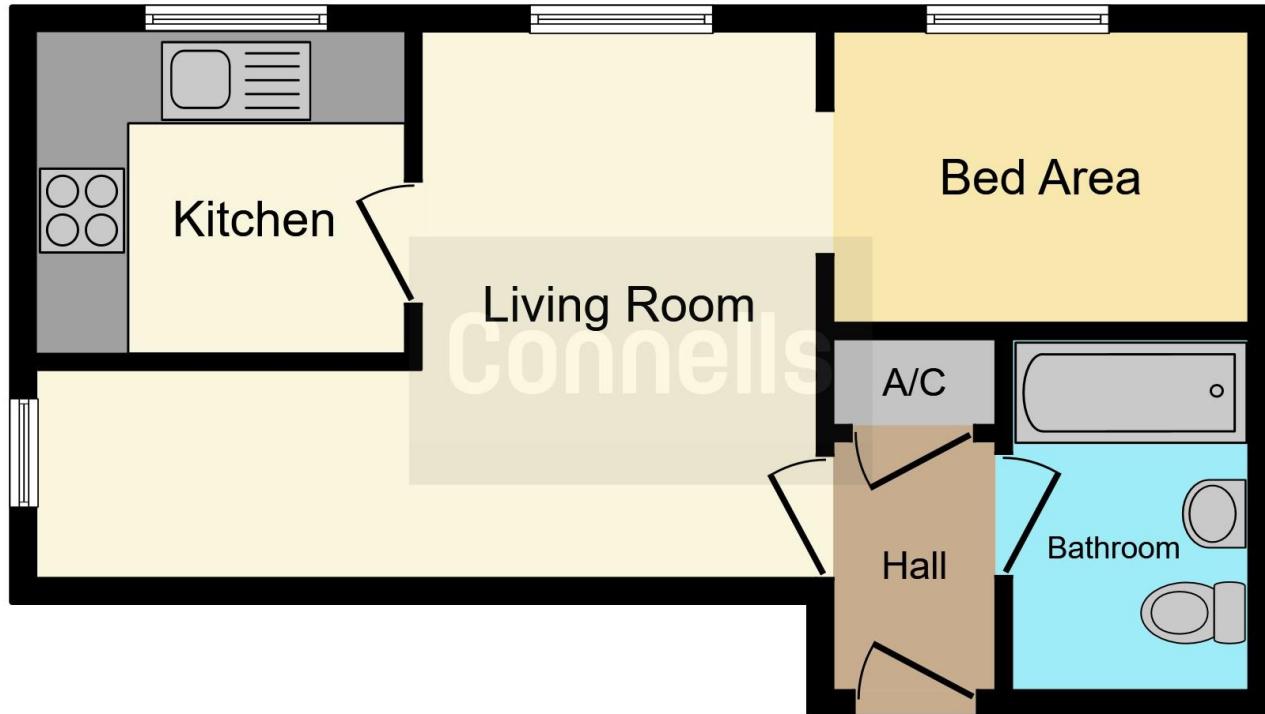
7' 11" x 7' 9" ( 2.41m x 2.36m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, electric cooker point with extractor hood, plumbing for washing machine, space for fridge/freezer.

### Sleeping Area

8' 10" x 6' 4" ( 2.69m x 1.93m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 2100.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314665](http://connells.co.uk/Property/WTF314665)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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