

LEASEHOLD



Room (EPC Rating: C)

**BARRA HOUSE,, SCAMMELL WAY,
WATFORD, WD18 6GB**

£200,000

1 Bedroom Room located in Watford

Immaculate one bedroom ground floor apartment with new 158-year lease, no ground rent and chain free. Located in a quiet modern development just a few minutes' walk from Watford General Hospital and 15 mins to Watford Met Station. Features a bright lounge/diner, modern kitchen and bathroom, double bedroom, allocated parking and communal gardens.

Barra House, Scammell Way, Watford, Hertfordshire, WD18 6GB

Guide Price: £200,000

Extended Lease – 158 Years | No Ground Rent | Chain Free | EPC Rating: C

Beautifully presented and maintained to a high standard, this delightful one-bedroom ground floor apartment is quietly positioned within the sought-after modern development on Scammell Way. Offering comfortable and convenient living, the property is just a few minutes' walk from Watford General Hospital – making it an ideal purchase for first-time buyers, downsizers, or NHS professionals.

Upon entering the apartment, you are greeted by a welcoming hallway with doors leading to all rooms.

Accommodation Comprises:

Entrance Hall

Hallway with access to the lounge/diner, kitchen, bedroom and bathroom. Handy storage cupboard.

Lounge / Diner 13'9" x 9'11"

A bright and airy reception room with good-quality carpeting, double-glazed window, electric heating, pendant lighting and ample space for living and dining furniture. Open access to the kitchen.

Kitchen 10'7" x 5'5"

Fitted with modern wall and base units, work surfaces, sink with mixer tap, built-in oven and hob, and plumbing for a washing machine. Window overlooking the communal grounds.

Bedroom 11'1" x 9'8"

A generously sized double bedroom with carpet

flooring, double-glazed window, power points and space for wardrobes or fitted storage if desired.

Bathroom 8'0" x 5'5"

Modern suite comprising a panelled bath with mixer tap and shower attachment, WC, wash basin and extractor fan.

Outside

Attractive communal gardens surround the development, with well-kept pathways and planting. There is also an allocated resident parking space, along with visitor parking available.

Lease & Financial Information

Lease Length: 158 years (extended)

Ground Rent: None

Service Charge: To be confirmed

Chain Free

Location Highlights

Watford General Hospital – Just a few minutes' walk

Watford Met Line Station (Metropolitan Line) – Approximately 15 minutes' walk

Watford Town Centre & INTU Shopping Centre – Around 20 minutes' walk or 5-minute drive

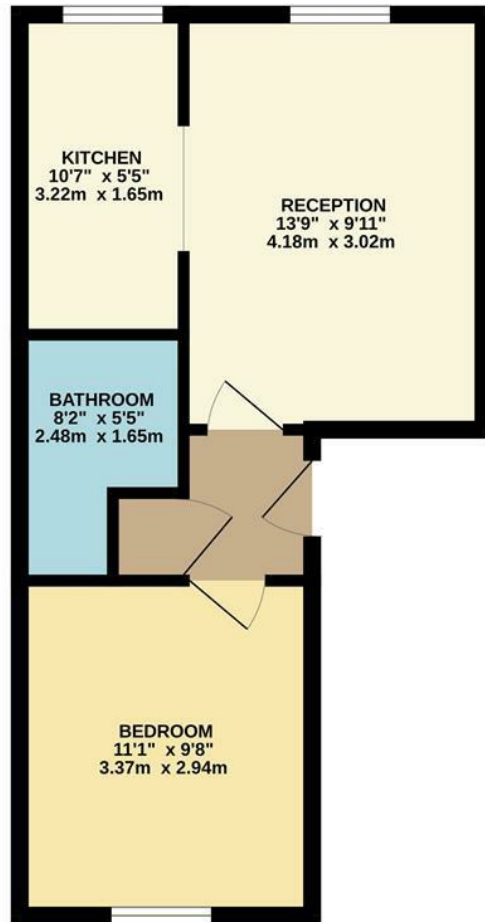
Excellent Road Links – Easy access to M1, M25 and A41

Local schools, parks and amenities are all within easy reach.



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 365 sq.ft. (33.9 sq.m.) approx.

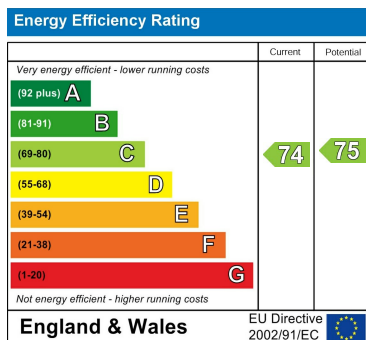
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

Energy Performance Graph



Call us on

01923 220 012

enquiries@warrenanthony.co.uk

www.warrenanthony.co.uk

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