

LEASEHOLD



Apartment (EPC Rating: D)

SARK HOUSE, SCAMMELL WAY, WEST
WATFORD, WD18 6GQ

£265,000

2 Bedroom Apartment located in West Watford

A well presented two bedroom ground floor purpose built apartment located on the popular development locally known as The Swallows. In our opinion this would be the ideal purchase for the first time buyer looking to get on the property ladder.

Located in a popular area of West Watford, a well presented two bedroom ground floor flat, close to a variety of amenities including Watford General Hospital, local schools and a short walk into the town centre. COMES WITH PARKING.

This property would make an ideal investment opportunity or a first time buyers purchase on the property ladder.

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

The spacious lounge/diner provides a versatile living space and is finished in neutral colours to cater for a whole range of tastes. The kitchen is accessed from the lounge through a doorway.

The 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 has a good selection of

built in wardrobes with glazed window overlooking the side aspect. Bedroom two looks out over the rear aspect.

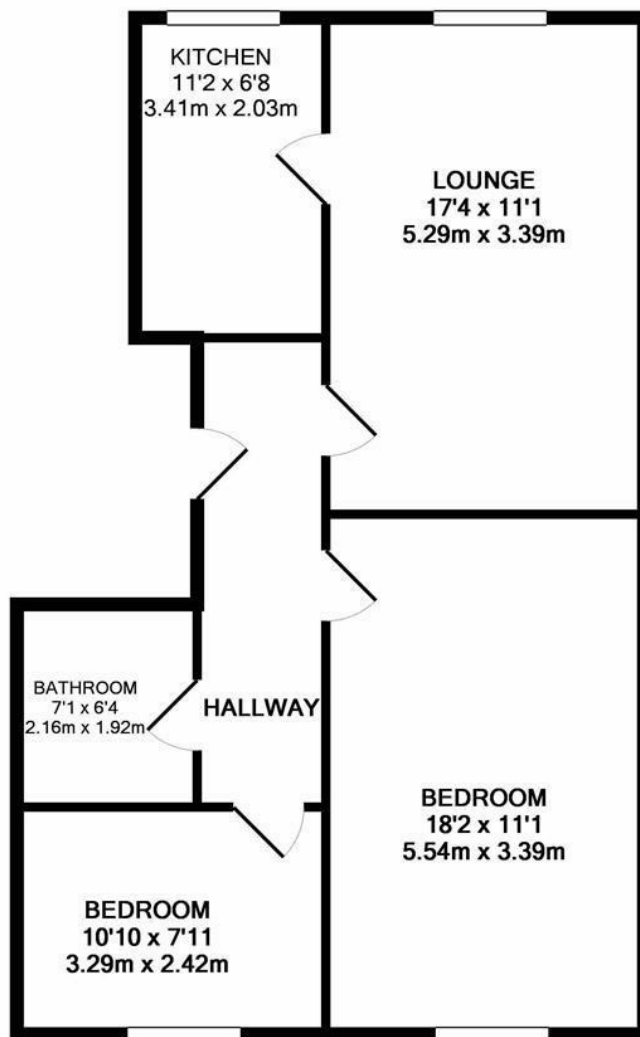
Permit parking space for one car plus visitors pass.

Ground rent ZERO
Service charge £1,548
Lease 149 years remaining

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



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



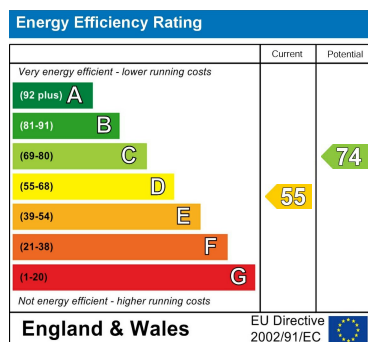
SARK HOUSE
TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 SQ.M.)

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

D

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