

LEASEHOLD



Apartment (EPC Rating: C)

**HIMALAYAN WAY, WATFORD, WD18
6GJ**

£184,950

1 Bedroom Apartment located in Watford

This well-presented one-bedroom ground floor flat is set within a popular and well-maintained development, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Full Description

This well-presented one-bedroom ground floor flat is set within a popular and well-maintained development, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property benefits from a bright and spacious layout, featuring a comfortable living area, a well-proportioned double bedroom, and a practical kitchen and bathroom. Positioned on the ground floor, the flat offers convenient access and a pleasant outlook.

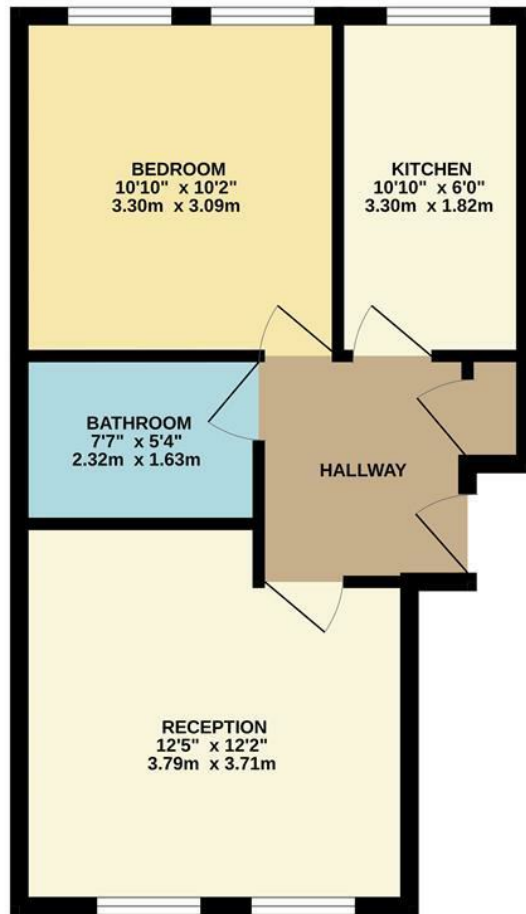
Further advantages include double glazing throughout, a long lease providing peace of mind, and the significant benefit of no upper chain, allowing for a smooth and straightforward purchase.

Situated within a sought-after development, the property enjoys close proximity to local amenities, transport links, and green spaces, enhancing its overall appeal.

Early viewing is highly recommended to fully appreciate what this property has to offer.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.3 sq.m.) approx.

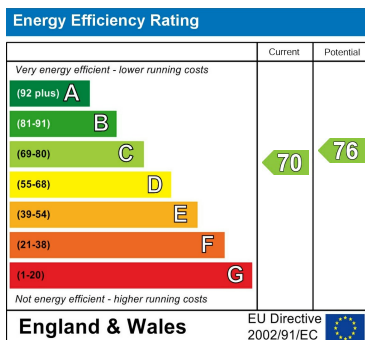
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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

