

LEASEHOLD



Apartment (EPC Rating: )

**HIMALAYAN WAY, WATFORD, WD18  
6SX**

**£257,500**



# 2 Bedroom Apartment located in Watford

Warren Anthony are delighted to offer for sale a well presented two bedroom ground floor flat with two parking spaces close to a variety of amenities including Watford General Hospital, local schools and a short walk into the town centre.

Warren Anthony are delighted to offer for sale 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.

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, Kitchen bathroom, bedroom one and bedroom two.

The spacious lounge/diner provides a versatile living space and is finished in neutral colours to cater for a whole range of tastes overlooking the front aspect.

The kitchen comprises of a range of wall and base units providing useful storage, stainless steel 1 1/2 bowl sink and drainer unit, integrated electric oven and hob with extractor hood above, space for fridge freezer and plumbing and space for washing machine. Window to rear aspect.

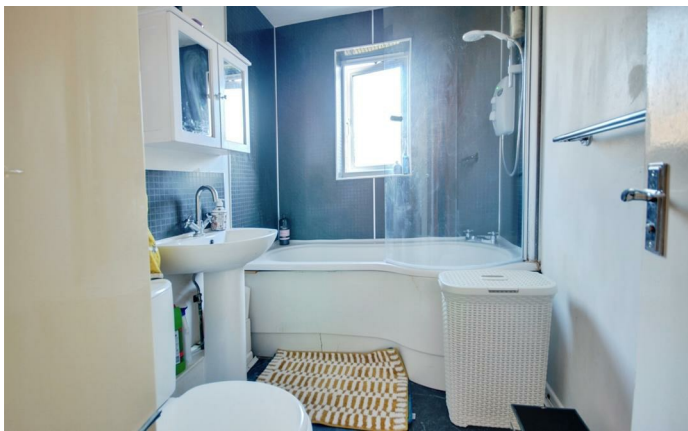
The bathroom comprises of a white suite with WC, pedestal wash basin, panel enclosed bath with wall mounted shower, oversized modish grey fully tiled walls, heated towel rail and extractor fan.

The master bedroom is accessed from the hallway and a double glazed window looks out to the aspect. Bedroom two is another good size with carpet to floor, window looks out over the rear aspect.

TWO Permit Parking Spaces with visitor's pass.

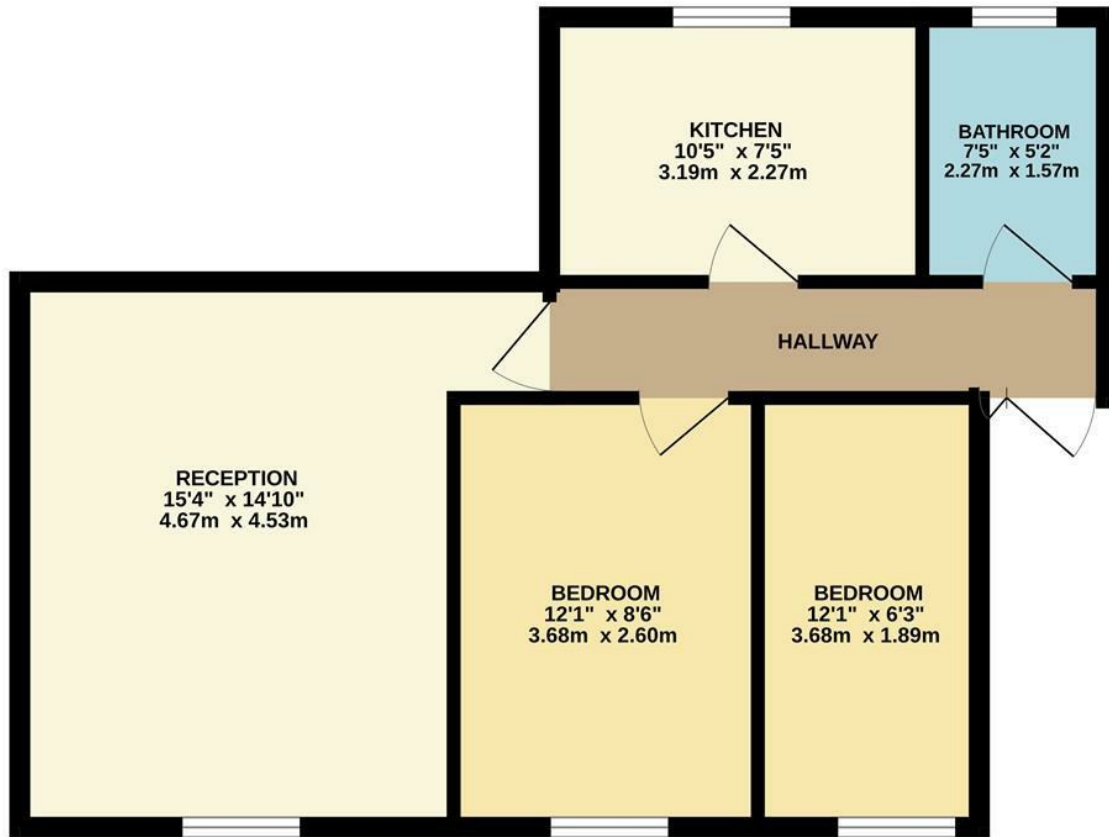
## Lease Details

Lease : 82 years remaining  
Service Charge: £2,186.12 which includes Buildings Insurance and Annual Water  
No Ground Rent:  
Two Parking Spaces PLUS Visitors



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

GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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.  
 Made with Metropix ©2026

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

**01923 220012**

**sales@warrenanthony.co.uk**

**<https://www.warrenanthony.co.uk>**

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