



Lundy House, Himalayan Way, Watford, Hertfordshire, WD18 6GS

Guide price: £189,950 Leasehold

sewell &
gardner

About the property

This ground floor studio apartment is located in a purpose-built development in Watford. The accommodation comprises an entrance hall with an airing cupboard, leading to a bathroom and an L-shaped living room.

The living room provides ample space for both study and sitting areas and seamlessly connects to a double bedroom area with a window. A separate kitchen is also included.

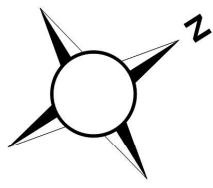
The development features communal gardens and residents' parking, adding to the convenience and appeal of the property.



- Super studio apartment
- Residents parking

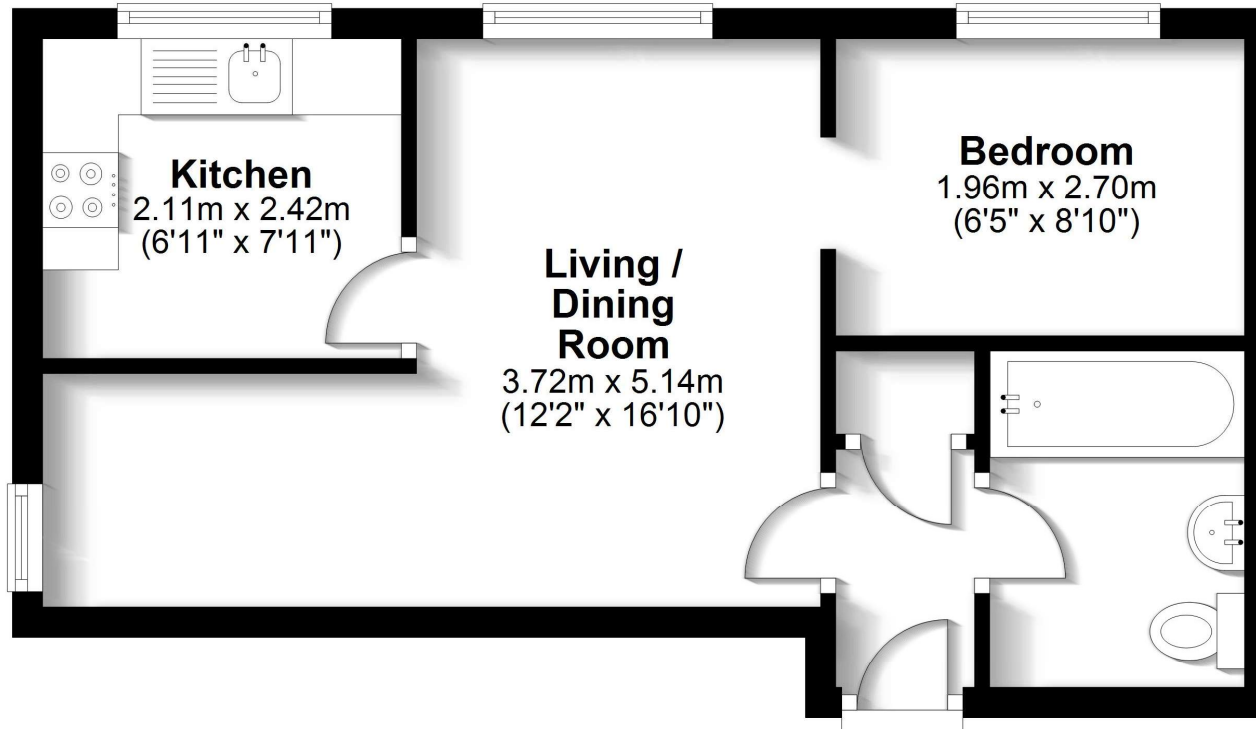
- Communal gardens
- 159 years remaining on the lease

- Ground floor
- No ground rent payable



Ground Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 31.1 sq. metres (335.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.

Plan produced using PlanUp.

To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: Band B

Approximate Floor Area: 335 sqft

Service charge: £1,597

Lease length: 159 years remaining

Nearest Station: 1 miles to Watford Metropolitan Line station

Distance to Town Centre: 1.4 miles to Atria Watford

Nearest Motorway: 3.3 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

sewell &
gardner