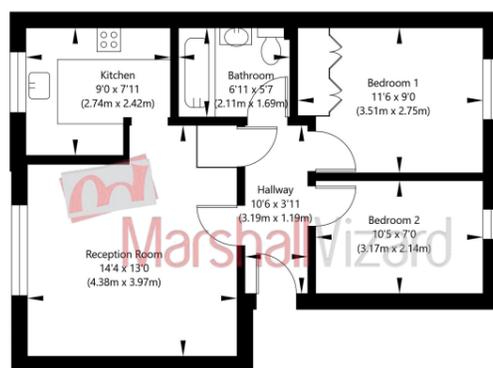




2 Bedroom flat, Lundy House, Himalayan Way, Watford, WD18 6GS

Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 48.29 SQ M / 520 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 48.29 SQ M / 520 SQ FT  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

71 79



This two bedroom, ground floor, purpose built flat, is on the ever popular Swallows development in West Watford, perfectly located for access to Watford Town Centre and Hospital. The flat benefits from two bedrooms, a modern kitchen and bathroom, bright and spacious lounge, double glazing and communal gardens. The property has a parking permits for resident and visitor. This is a great investment property or first time buy and is sold with no onward chain.

Lease - 125 years from April 2015; Ground Rent - £300pa;  
Service Charge - £1787.49pa (01/04/22- 31/03/23)

Council Tax Band C - £1808.63 pa

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



## ROOM DESCRIPTIONS

### Hallway

1.19m x 3.19m (3' 11" x 10' 6") Carpeted, entry phone system, ceiling light, storage cupboard with water tank.

### Living Room

3.97m x 4.38m (13' 0" x 14' 4") Carpeted, ceiling light, electric wall heater, spacious, large window looking out on to communal gardens.

### Kitchen

2.42m x 2.74m (7' 11" x 9' 0") Laminated flooring, part tiled walls, window looking out on to gardens, ceiling light, wood effect worktops, range of wall and base units, integrated oven, hob and extractor hood, sink and drainer, space for washing machine and fridge freezer.

### Bedroom One

2.75m x 3.51m (9' 0" x 11' 6") Carpeted, ceiling light, window onto gardens, electric wall heater.

### Bedroom Two

2.14m x 3.17m (7' 0" x 10' 5") Carpeted, ceiling light, window onto gardens, two electric wall heaters.

### Bathroom

1.69m x 2.11m (5' 7" x 6' 11") Part tiled walls, laminate flooring, ceiling light, extractor fan, panel bath with overhead electric shower, hand wash basin with vanity unit, low level W/C.