



**Scammell Way
Watford, WD18 6GB
£199,950**

Situated within a popular and modern development in West Watford, this well presented one-bedroom first floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors. Quietly positioned yet highly convenient, the property is just a short walk from Watford General Hospital, One mile from Watford Metropolitan Line station, and within easy reach of Cassiobury Park, Watford Town Centre, and local amenities.

The accommodation comprises a spacious entrance hallway with built-in storage, a bright, generously sized lounge/dining area, and a separate newly fitted kitchen. Off the entrance hall you also have a good size double bedroom and modern three-piece bathroom suite. The apartment is well maintained throughout and benefits from double glazing and electric heating.

Further advantages include a newly extended 157-year lease, no ground rent, off-street parking, and access to well-kept communal gardens. The property is offered chain free, allowing for a straightforward purchase.

Please contact us to arrange your viewing today!

- CHAIN FREE
- First Floor
- Modern Kitchen
- Great Location
- Less Than A Mile To Watford Met Line Station
- Easy Access To The M25, M1 and A41
- No Ground Rent
- Long Lease Remaining





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	