



**Pioneer Way
Watford
Hertfordshire
WD18 6SF**

Offers In Excess Of £185,000

bettermove

Pioneer Way

Watford

Bettermove are proud to present this top floor, one bedroom flat in Watford, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing and electric storage heaters throughout. The council tax band is C.

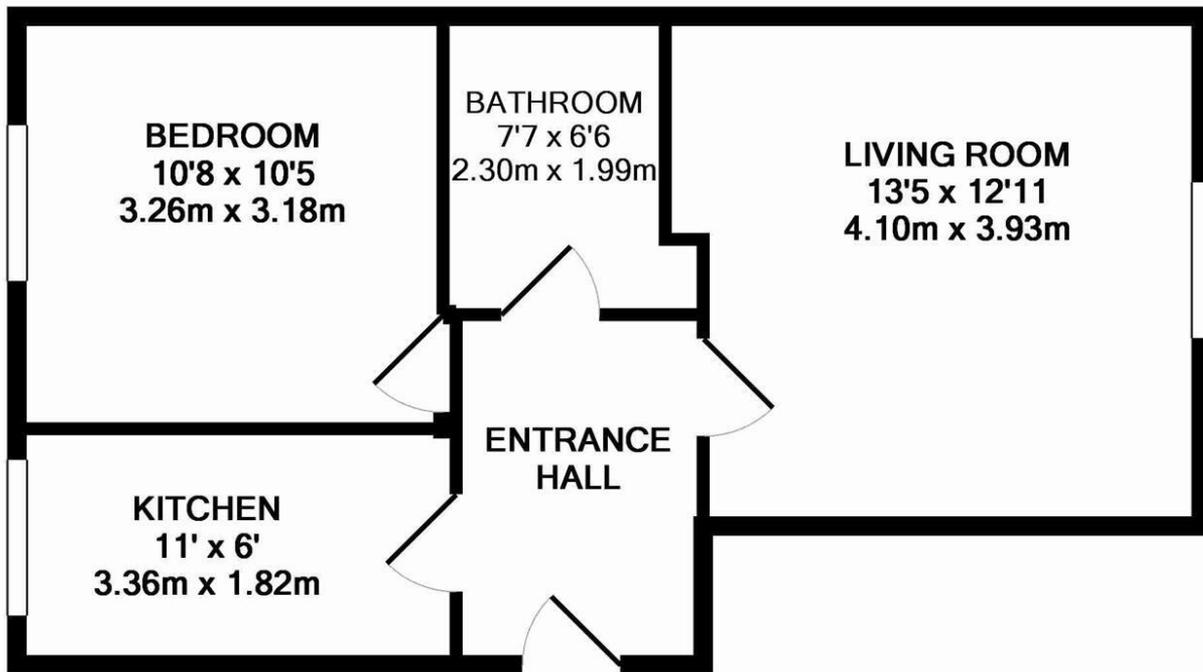
This is a leasehold property of 189 years, starting in 1994; the service charge is £191.46, per month, there is no ground rent.

The interior of this property comprises a spacious living room, fitted kitchen, double bedroom and bathroom on the ground floor. The exterior consists of communal ground, there is permit parking available.

Located in the popular town of Watford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bushey railway station, as well as a variety of underground stations and bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk