



Not for marketing purposes INTERNAL USE ONLY

Pheasant Court Holtsmere Close
WATFORD



Property Description

GUIDE PRICE £160,000 TO £175,000 A very well presented one bedroom retirement apartment. This ground floor property has the added feature of doors opening into the gardens from living room. This modern and bright home is highly recommended for viewing. Also with a communal lounge perfect for visitors. Well placed for St Albans Road amenities. With residents parking.

Entrance Hall

Storage

Living Room

19' 8" x 10' 7" (5.99m x 3.23m)

Doors opening to garden.

Kitchen Area

7' 7" x 7' 4" (2.31m x 2.24m)

Wall and base units, sink with drainer, cooker point, work surfaces.



Bedroom

16' 6" x 9' 3" (5.03m x 2.82m)

Storage, window.

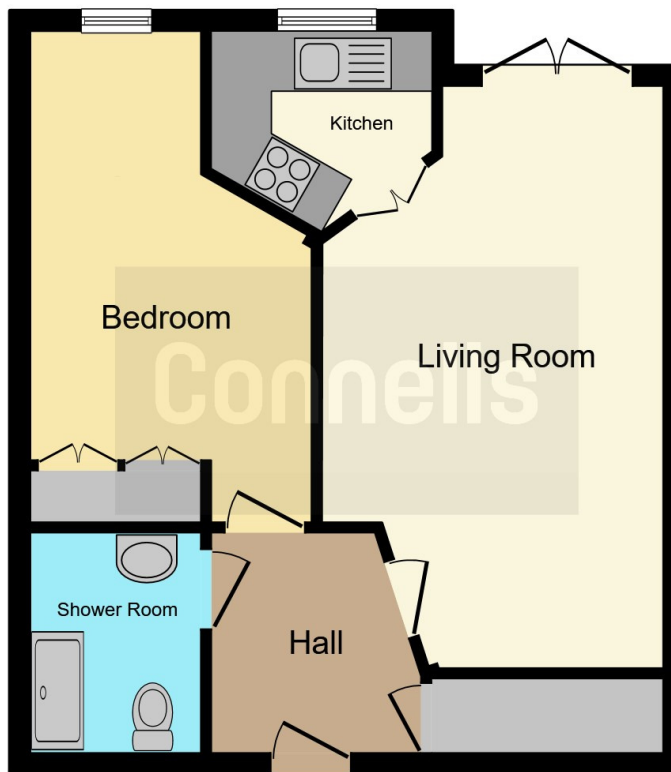
Shower Room

Wash hand basin, WC, shower cubicle.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: B

Tenure: Leasehold

[check out more properties at connells.co.uk](http://connells.co.uk)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA102906 - 0004