



Connells

Pheasant Court Holtsmere Close
Watford



Property Description

A well presented one bedroom retirement property. This property is located in this sought after development near St Albans Road and benefits from many features such as electric heating, parking and communal lounge area. This home has a spacious shower room and lounge/ dining room with the kitchen located off the lounge. The rooms are bright and airy and your viewing is highly recommended.

WC, wash hand basin in vanity unit, shower cubicle, extractor fan.

Outside

Communal Gardens

Residents Parking

Communal Lounge

Communal Entrance

Entrance Hall

Front door.

Lounge/ dining area

10' 8" max x 22' 8" max (3.25m max x 6.91m max)

Window.

Kitchen

Irregular shape, laminate flooring, stainless steel sink with drainer, window, integrated fridge/ freezer, cooker point.

Bedroom 1

9' 2" max x 13' 5" plus recess (2.79m max x 4.09m plus recess)

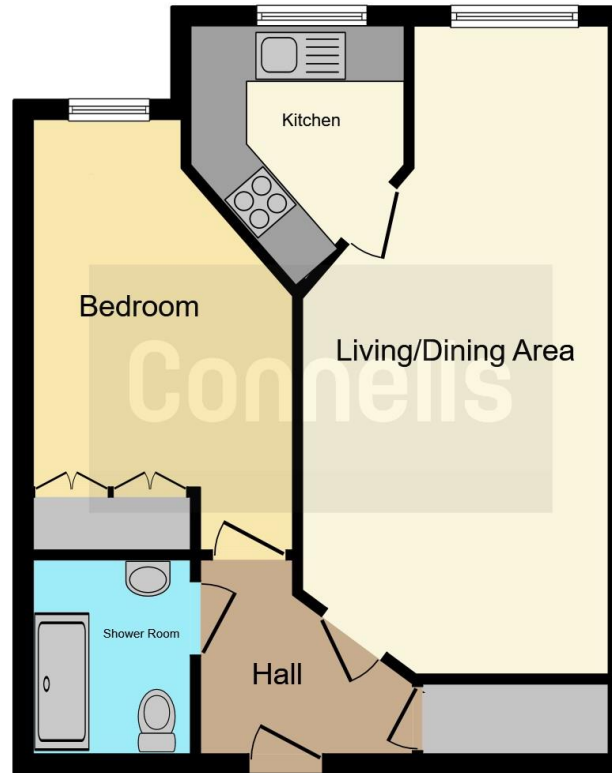
Window, wardrobes.

Shower Room









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

view this property online connells.co.uk/Property/LEA102982

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.

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Property Ref: LEA102982 - 0005