



**Connells**

Pheasant Court Holtsmere Close  
Watford



# Pheasant Court Holtsmere Close Watford WD25 9AF

for sale offers over  
**£100,000**



## Property Description

A delightful one bedroom retirement apartment. This sought after property is positioned on the first floor and benefits from bright airy accommodation, modern decorative order, residents parking and gardens and a popular location. As you walk in the front door you have a convenient storage space to the right and the shower room to the left, Carry on through the hall and you have the large living room and modern and smart corner kitchen. The double bedroom has built in wardrobes. This home has electric heating and double glazing and is located with access to St Albans Road with all its amenities, your internal viewing is highly recommended.

### Communal Hallway

Front door.

### Entrance Hall

Front door, storage cupboard.

### Lounge

22' 9" max x 10' 8" max ( 6.93m max x 3.25m max )

Window.



## Kitchen

Fitted kitchen comprising wall and base units, work surfaces, integrated microwave, cooker point with hob and cooker hood, window, stainless steel sink with drainer.

## Bedroom 1

Wardrobes, window.

## Shower Room

WC, basin, shower cubicle.

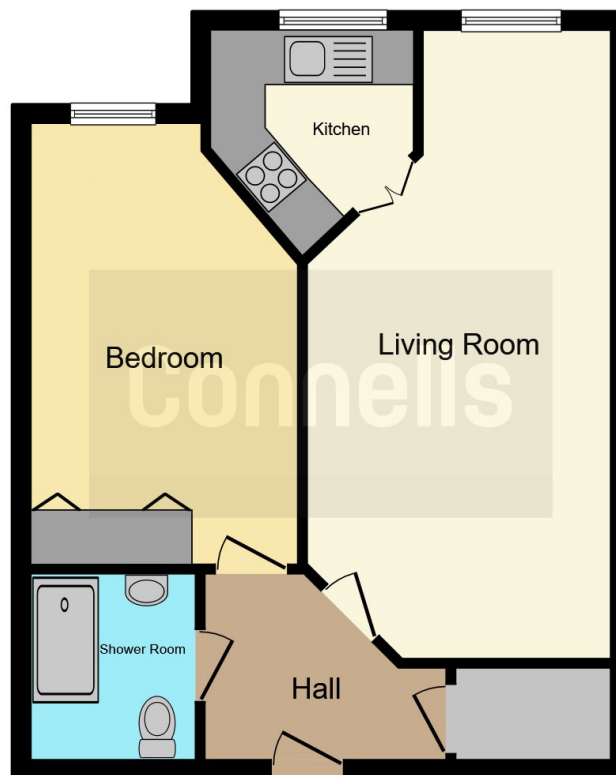












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA103218](http://connells.co.uk/Property/LEA103218)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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