

# HARRY CHARLES

Property Specialists



Pheasant Court, Watford, WD25 9AF

Price **£220,000**



**\*\* FIRST FLOOR 2 DOUBLE BEDROOM RETIREMENT APARTMENT - SERVICED BY A LIFT - LOUNGE/DINER - SEPARATE KITCHEN- BATHROOM WITH BATH AND SEPARATE SHOWER - RESIDENTS PARKING - COMMUNAL RESIDENTS LOUNGE AND KITCHEN - COMMUNAL GARDENS - COUNCIL TAX BAND E - APPROX 108 YEARS LEASE REMAINING - NO UPPER CHAIN \*\*** We are delighted to offer for sale with no upper chain this two double bedroom first floor retirement apartment situated in this popular Garston cul-de-sac. The apartment is serviced by a lift and benefits from numerous communal facilities on the ground floor. Externally there are communal gardens and there is off road parking available for residents. In order to avoid disappointment, please contact us without delay to arrange an early appointment to view.

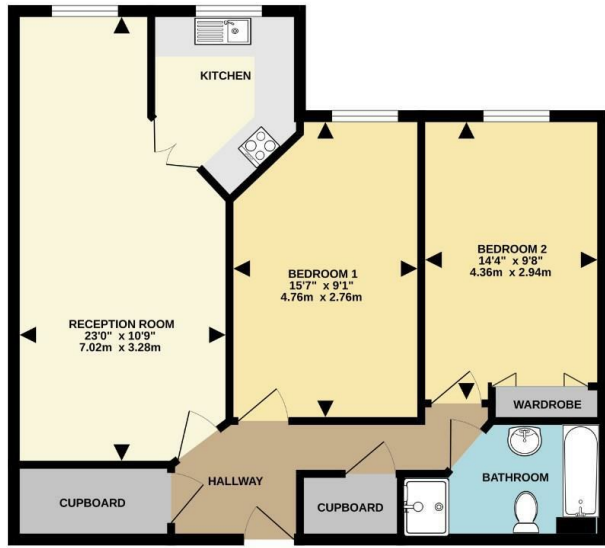
- First Floor Retirement Apartment
- 2 Double Bedrooms
- Separate Kitchen
- Council Tax Band E
- 108 Years Remaining On Lease
- Serviced By A Lift
- Lounge/Diner
- Bathroom With Separate Shower
- Residents Parking
- No Upper Chain





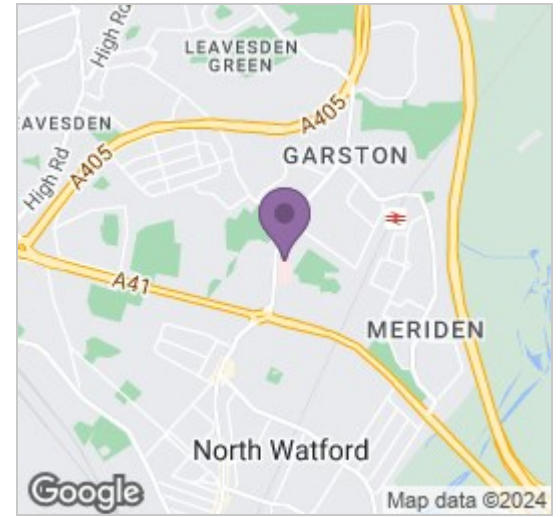
# Floor Plan

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Map data ©2024

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	85		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.