

33 Pheasant Court

Holtsmere Close, Watford, Hertfordshire, WD25 9AF



PRICE: £160,000

Lease: 125 years from 2008

Property Description:

A REDECORATED AND RE-CARPETED ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR Pheasant Court was constructed by McCarthy & Stone (Developments) Ltd in 2008 and comprises 39 properties arranged over 3 floors each served by lift. Situated close to main Superstores, excellent bus links to Watford's town centre together with the M1 and M25 major road links also close by. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year for periods when the House Manager is off duty. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must

Residents' lounge
Communal Laundry
Lift to All Floors
Minimum Age 60
Communal Gardens

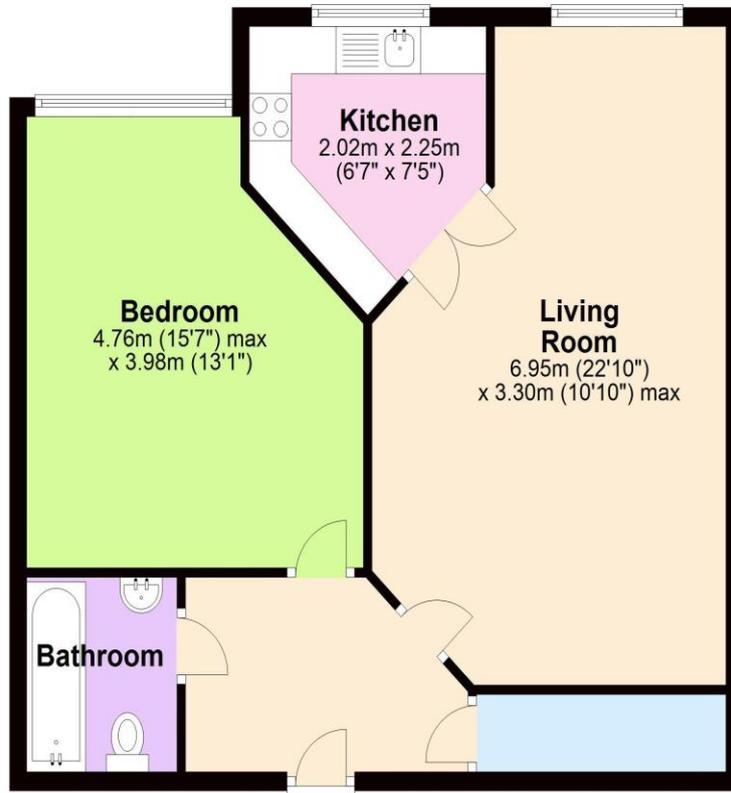
Guest Suite
Development Manager
Price to include carpets, curtains and light fittings
Lease: 125 years from 2007



**For more details or to make an appointment to view, please contact
Mandy Abbott**

Flat

Approx. 62.5 sq. metres (673.0 sq. feet)



Total area: approx. 62.5 sq. metres (673.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£495.00

Ground Rent Period Review:

Next uplift 2030

Annual Service Charge:

£3861.98

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.