



Crosfield Court

**Connells**

Crosfield Court Lower High Street  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to offer for sale this well-presented ground floor over 60's retirement apartment situated close to the town centre of Watford.

The property is in great condition throughout comprising of a sizeable reception room, a good size fitted kitchen, a double bedrooms, bathroom suite and private patio area.

The development boasts a beautiful communal garden that can be seen from all rooms of the property as well as having residents parking, a communal lounge and laundry room.

The property is situated only a stone's throw away from Watford Town Centre, Watford High Street Station and other transport links such as bus routes and motorway links.

For more information or to arrange a viewing, please contact Connells today.

## Communal Entrance

Stairs and passenger lifts to all floors, door to car park.

## Entrance Hallway

Front door, airing cupboard, storage cupboard and doors to all rooms.

## Living Room

19' 6" x 10' 7" ( 5.94m x 3.23m )

Window to front aspect, double glazed, electric heater, television point, telephone point, door to private patio area.

## Kitchen

8' 5" x 7' 5" ( 2.57m x 2.26m )

Window to front aspect, double glazed, wall

and base level units with work surfaces over, stainless steel sink unit, space for fridge and freezer under the work top, electric oven and hob with extractor over.

## Bedroom One

15' 7" x 9' 4" ( 4.75m x 2.84m )

Window to rear aspect, double glazed, electric radiator, built in cupboard.

## Bathroom

Window to side aspect, double glazed, bath with mixer taps, low level WC, vanity basin.

## Outside

### Private Patio

Paved patio area.

### Communal Grounds

Well maintained communal gardens.

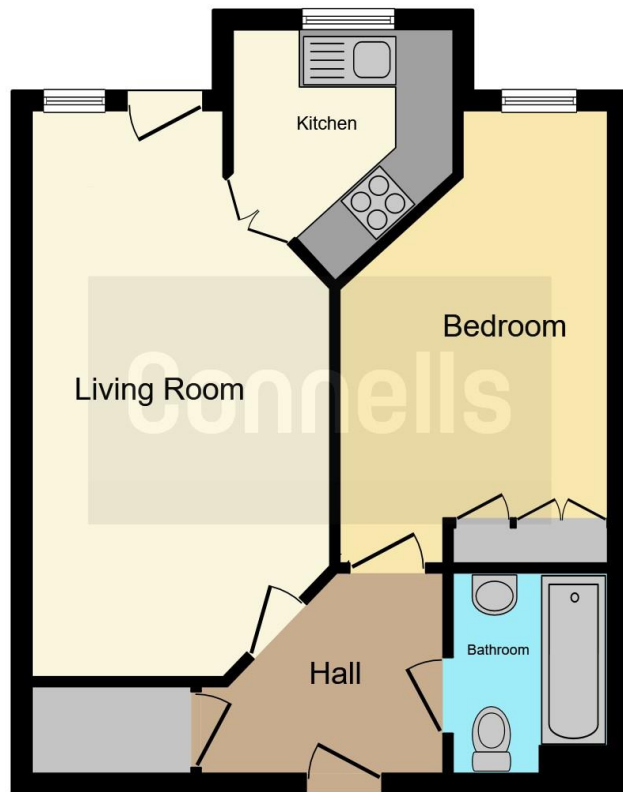
### Communal Facilities

Communal facilities to include residents lounge and laundry room.

### Residents Parking

Parking spaces for residents & visitor bays.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WTF313055](http://connells.co.uk/Property/WTF313055)**

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.



Tenure: Leasehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF313055 - 0012