



Connells

Crosfield Court Lower High Street
Watford

Crosfield Court Lower High Street Watford WD17 2DB

for sale offers in the region of
£200,000



Property Description

**** NO UPPER CHAIN ****

Connells are delighted to offer for sale this larger than average, second floor, over 60's retirement apartment situated close to the town centre of Watford. This property is in great condition throughout and comprises of a sizeable reception room, a well-appointed fitted kitchen, two double bedrooms and a modern shower-room. 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. All of this is located only a stone's throw away from Watford Town Centre, Watford High Street Station and other transport links such as bus routes.

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

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

Communal Entrance

Stairs and passenger lifts to all floors.

Entrance Hallway

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

Living Room

19' 4" MAX x 14' 9" MAX (5.89m MAX x 4.50m MAX)

Window to rear and side aspect, electric heater, feature fire place, television point, telephone point.

Kitchen

9' MAX x 5' 8" MAX (2.74m MAX x 1.73m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, stainless steel sink unit, electric hob with extractor hood, electric eye level oven, plumbing for dishwasher, space for under-counter fridge/freezer.

Bedroom One

14' 6" x 12' 7" MAX (4.42m x 3.84m MAX)

Window to side aspect, electric radiator.

Bedroom Two

15' 8" x 9' 3" (4.78m x 2.82m)

Window to side aspect, electric radiator.

Shower Room

Shower cubicle, wash hand basin, WC, heated towel rail and apart tiled walls.

Outside

Communal Facilities

Communal facilities to include residents lounge and laundry room.

Communal Grounds

Well maintained communal gardens.

Residents Parking

Parking spaces for residents.









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 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314188

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1996. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF314188 - 0007