



**Connells**

Crosfield Court Lower High Street  
Watford



### Property Description

Connells are pleased to present this well-maintained, retirement flat ideally situated in Watford town centre - perfect for over-60s buyers seeking convenience and community.

Upon entering, a communal entrance leads into your own hall, complete with a storage/airing cupboard. The reception room is bright and spacious. The fitted kitchen offers a practical layout with both wall and base units, sink with drainer, space for appliances, and plentiful worktop and storage.

The well-proportioned double bedroom comes with fitted wardrobes and benefits from easy reach to the adjacent shower room, which features a walk-in wet room or shower, WC, basin, and heated towel rail.

Outside, residents enjoy well-tended communal gardens, handy residents' parking, and shared amenities including a welcoming residents' lounge, laundry facilities, and on-site warden assistance to support ease of living and a strong sense of community.

This property encapsulates classic Connells appeal: care-free retirement living, and a quiet yet central Watford address. Whether you're downsizing or seeking a comfortable, connected environment, this flat offers ready-made living in a setting cared for and maintained - with external responsibilities handled through communal services.

### Entrance Hall

Door to front, storage cupboard, intercom system.

### Kitchen

7' 4" x 7' 10" ( 2.24m x 2.39m )

Wall and base units with work tops, tiled splash back, electric oven and hob, extractor fan, stainless steel sink and drainer, free standing fridge, window to side.

### Lounge

15' 6" x 10' 3" ( 4.72m x 3.12m )

Window side and rear, electric rad, wall lights.

### Bedroom

12' 3" x 8' 11" ( 3.73m x 2.72m )

Window to rear, electric rad, built in wardrobe.

### Bathroom

Bath with mixer taps, low level WC, WHB, heated towel rail.

### Comunal Gardens

Well maintained communal gardens with patio and seating area.

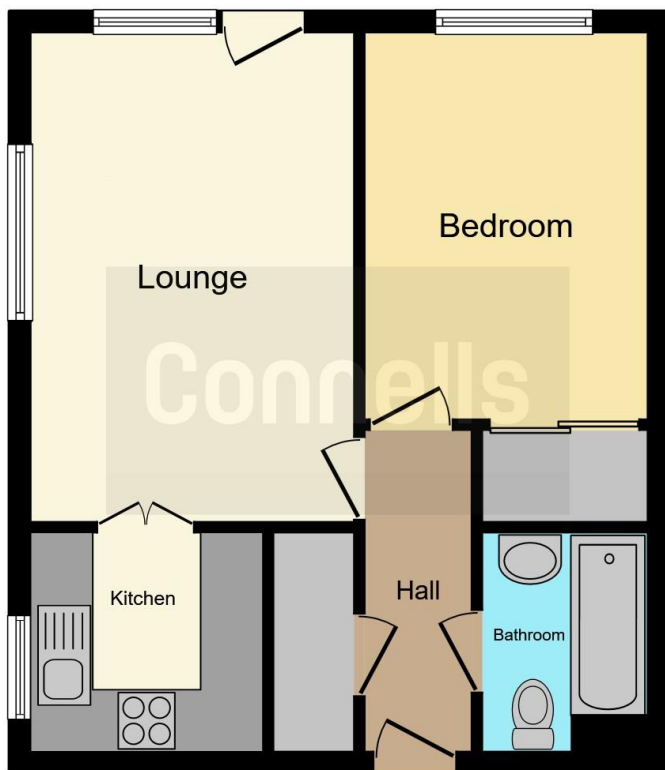
### Residents Facilities

Communal lounge, on site warden, communal laundry room.

### Parking

Secure residents parking.





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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6 The Parade  
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EPC Rating: B Council Tax Band: C

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314596](http://connells.co.uk/Property/WTF314596)**

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.



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