



Connells

Crosfield Court Lower High Street
Watford

Crosfield Court Lower High Street Watford WD17 2DB

for sale
£100,000



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to present this well-maintained first floor retirement apartment for the over 60s, ideally located just a short walk from Watford Town Centre.

The property is in great condition throughout and features a spacious reception room, a well-equipped fitted kitchen, a generous double bedroom with fitted wardrobes and a modern shower room.

Residents benefit from access to beautifully kept communal gardens, visible from every room in the apartment, along with on-site amenities including residents' parking, a communal lounge, and a laundry room.

Conveniently located close to Watford High Street Station, local bus routes, and major motorway links, this home offers both comfort and excellent connectivity.

To arrange a viewing or for further details, please contact Connells today

20' 3" MAX x 10' 5" MAX (6.17m MAX x 3.17m MAX)

Window to front aspect, electric heater, television point, telephone point, feature fire place.

Kitchen

Irregular Shaped Room 8' 9" MAX x 5' 8" MAX (2.67m MAX x 1.73m)

Fitted kitchen comprised of wall and base level units with work surfaces over, window to front aspect, sink with drainer, space for undercounter fridge/freezer, electric eye level oven, electric hob with extractor over, plumbing for washing machine.

Bedroom One

16' 1" + Wardrobe x 9' 3" MAX (4.90m + Wardrobe x 2.82m MAX)

Window to front aspect, electric radiator, fitted wardrobes (space for double bed).

Bathroom

Walk in shower cubicle, WC, vanity wash hand basin.

Outside

Communal Grounds

Well maintained communal gardens.

Communal Facilities

Communal Entrance

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

Entrance Hallway

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

Living Room

Communal facilities to include residents lounge and laundry room.

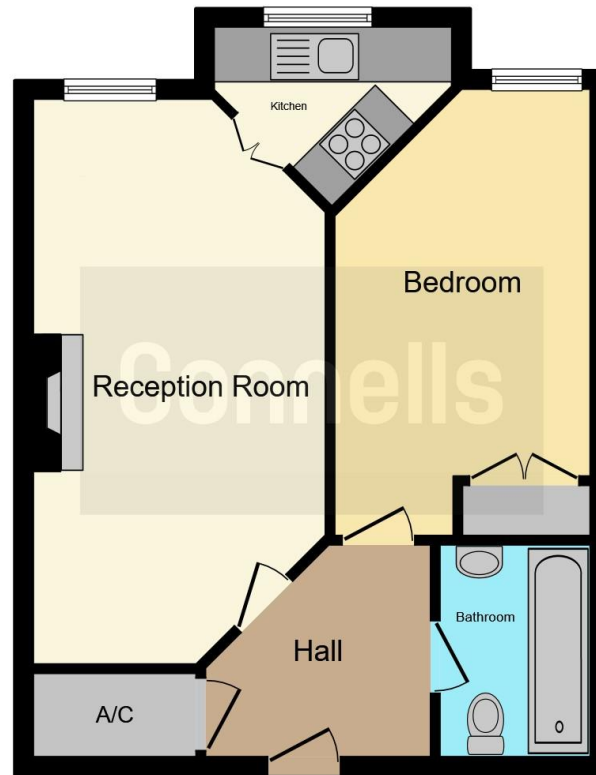
Residents Parking

Parking spaces for residents & visitor bays.









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: B Council Tax
 Band: C

Service Charge:
 3008.72

Ground Rent:
 522.57

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314744

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.



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