



Connells

Crofton Court Lower High Street
Watford



Property Description

** NO ONWARD CHAIN **

Connells are pleased to present this well-maintained ground 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 fitted kitchen, a generous double bedroom, a modern shower room and direct access to a private patio area.

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

Communal Entrance

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

Entrance Hallway

Front door, storage cupboard and doors to all rooms.

Living Room

18' 3" MAX x 14' 1" MAX (5.56m MAX x 4.29m MAX)

L-shaped room, window to aspect, electric heater, feature fire place, television point, telephone point, door to patio area.

Kitchen

8' 11" x 5' 9" (2.72m x 1.75m)

Fitted kitchen comprised of wall and base level units with work surfaces over, window to side aspect, sink with drainer unit, space for fridge and freezer under the work top, eye level electric oven, electric hob with extractor over.

Bedroom One

12' 7" MAX x 8' 8" MAX (3.84m MAX x 2.64m MAX)

Window to side aspect, fitted wardrobe, electric radiator.

Bathroom

Walk in shower cubicle with seat, low level WC, wash hand basin, large airing cupboard with additional storage.

Outside

Private Patio

Paved patio area.

Communal Grounds

Well maintained communal gardens.



Communal Facilities

Communal facilities to include residents lounge and laundry room.

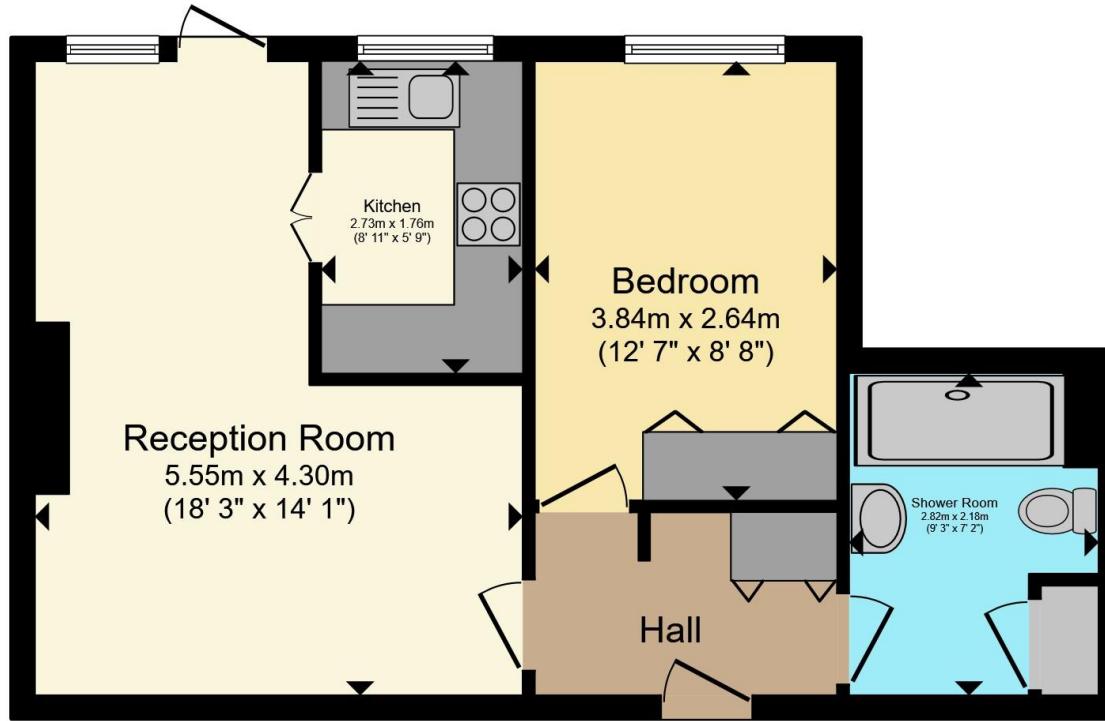
Residents Parking

Parking spaces for residents & visitor bays.









Total floor area 45.2 m² (487 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 2888.00

Ground Rent:
 522.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314822

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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