



Dyson Court, Lower High Street, Watford
£125,000

proffitt
& holt





Dyson Court

Watford

Ideally situated just moments from Watford High Street, this spacious and well-maintained two bedroom ground floor retirement apartment for people aged 60 years and over, forms part of a sought-after development offering excellent facilities and peace of mind. The property benefits from a renewed 99-year lease on completion and is positioned within beautifully kept communal grounds, with residents' and visitors' parking available.

Residents enjoy the reassurance of a House Manager and access to a range of communal amenities, including a residents' lounge, shared kitchen, terrace, laundry room, and a guest suite available to hire for overnight visitors. The development also features communal areas, stairs, and a passenger lift providing access to all floors. Each room is equipped with a 24-hour emergency pull cord, connecting either to the House Manager or a central care centre.

The apartment itself is accessed via a private front door leading into a spacious entrance hall with a security entryphone system. The bright and inviting reception room enjoys a large double glazed window with a pleasant outlook to the front. The fitted kitchen offers an electric hob and oven, washing machine, and a side-aspect double glazed window. There are two generous bedrooms and a modern shower room, making the apartment well-suited to comfortable, low-maintenance living.

This is an excellent opportunity to enjoy a central Watford location with the added benefits of a secure and sociable retirement community.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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The property is situated within a short walk of Watford High Street (London Overground) train station, The Pumpshouse Theatre and Watford Town Centre which provides entertainment and shopping facilities, including the Atria Watford Shopping Centre, The Palace theatre, Watford Colosseum and numerous restaurants. Further transport links including the Watford Metropolitan Line station, Watford Junction mainline station and bus terminus are only a 10/15 minute walk from Watford town centre. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

- Convenient Location - Close to Town Centre and Watford High Street Train Station
- Well-Maintained Ground Floor Retirement Apartment (for ages 60 years and over)
- Two Bedrooms
- Modern Shower Room
- Stairs and a Passenger Lift
- 24-hour Emergency Pull Cord
- Communal Amenities: Residents' Lounge, Shared Kitchen, Terrace, Laundry Room, and Guest Suite available to hire for overnight visitors
- Security Entryphone System
- Beautifully Kept Communal Grounds, with Residents' and Visitors' Parking
- Bright and inviting Reception Room and Fitted Kitchen with appliances





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

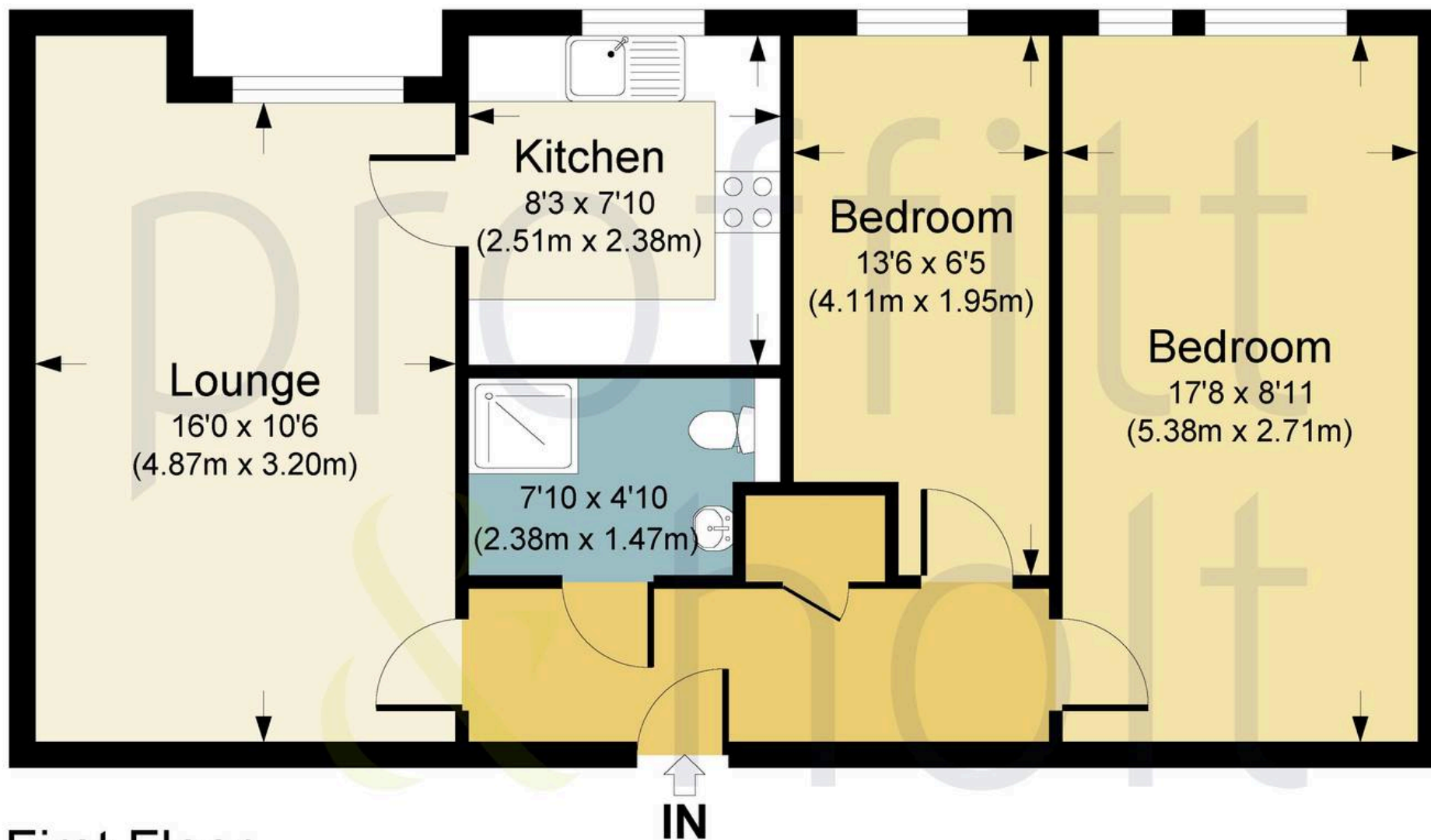
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







First Floor

DYSON COURT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 597.71 SQ FT / 55.53 SQ M.

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