



**Wells Court Pumphouse Crescent, Watford WD17 2AA**

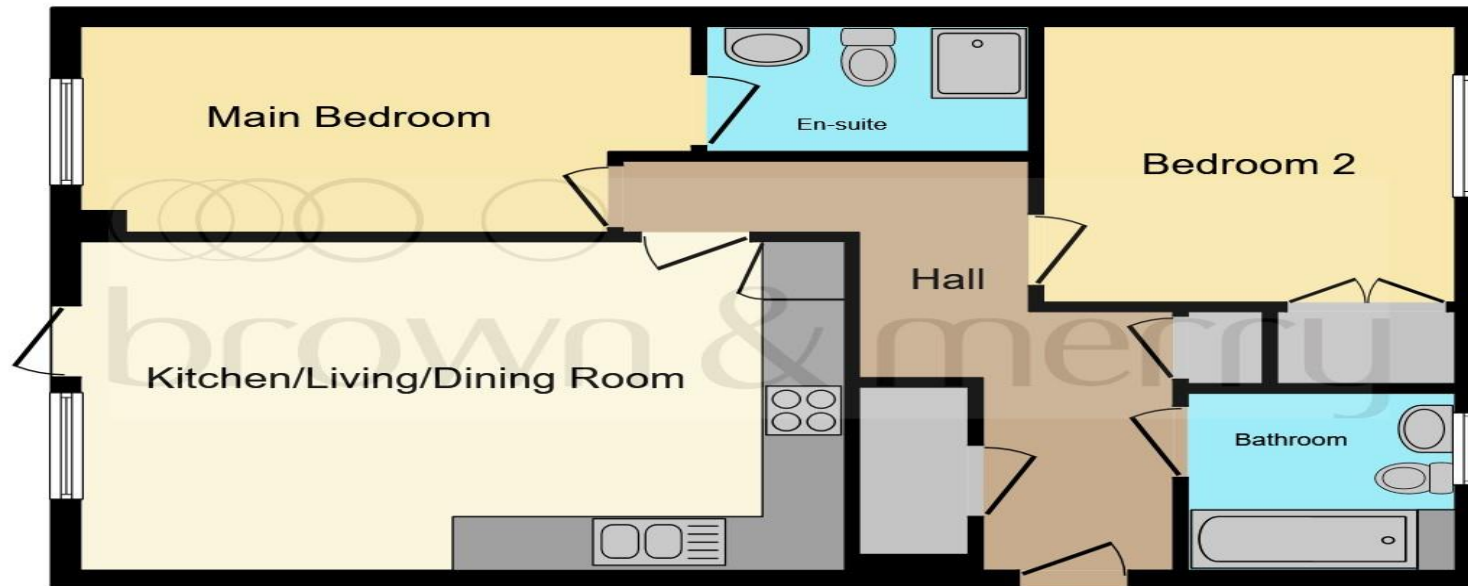


**welcome to**

**Wells Court Pumphouse Crescent, Watford**

This lovely ground floor flat is in a prime location in the centre of town! This property is presented to the market in great condition. Call us today to ensure you don't miss out!





### Entrance

### Kitchen/Lounge

19' x 10' 7" ( 5.79m x 3.23m )

### Bedroom 1

15' 6" To max x 8' 10" ( 4.72m To max x 2.69m )

### En Suite

7' 6" x 8' 6" ( 2.29m x 2.59m )

### Bedroom 2

10' 1" x 9' 9" ( 3.07m x 2.97m )

### Bathroom

6' 6" x 6' 4" ( 1.98m x 1.93m )

**Total floor area 60.7 m<sup>2</sup> (653 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.focalagent.com](http://www.focalagent.com)

welcome to

## Wells Court Pumphouse Crescent, Watford

- Two Double Bedrooms
- Ground Floor Flat
- En-Suite to Master Bedroom
- Private Patio Accessed from Lounge
- Allocated Parking in Secure, Gated Car Park

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [browndmerry.co.uk/Property/WAF104029](https://www.browndmerry.co.uk/Property/WAF104029)



Property Ref:  
WAF104029 - 0006

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brown & merry



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