



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

**welcome to**

**Wells Court Pumphouse Crescent, Watford**

Located on Pumphouse Crescent, is this lovely 2 bedroom first floor flat which is in an excellent location in the centre of town. Call us today to view!





### Entrance

### Kitchen/Reception Room

10' 9" x 18' 5" ( 3.28m x 5.61m )

### Bathroom

5' 3" x 6' 3" ( 1.60m x 1.91m )

### Bedroom 1

8' 9" x 15' 5" ( 2.67m x 4.70m )

### En Suite

4' 5" x 7' 5" ( 1.35m x 2.26m )

### Bedroom 2

10' 1" x 10' 2" ( 3.07m x 3.10m )

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

- 2 Bedroom First Floor Flat
- Balcony
- Allocated Parking Space
- Perfect For First-Time Buyers
- Great Living Accommodation Throughout

Tenure: Leasehold EPC Rating: B

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.

offers in excess of

**£310,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [browndmerry.co.uk/Property/WAF104074](https://www.browndmerry.co.uk/Property/WAF104074)



Property Ref:  
WAF104074 - 0004

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brown & merry



**01923 248861**



[watford@browndmerry.co.uk](mailto:watford@browndmerry.co.uk)



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



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