



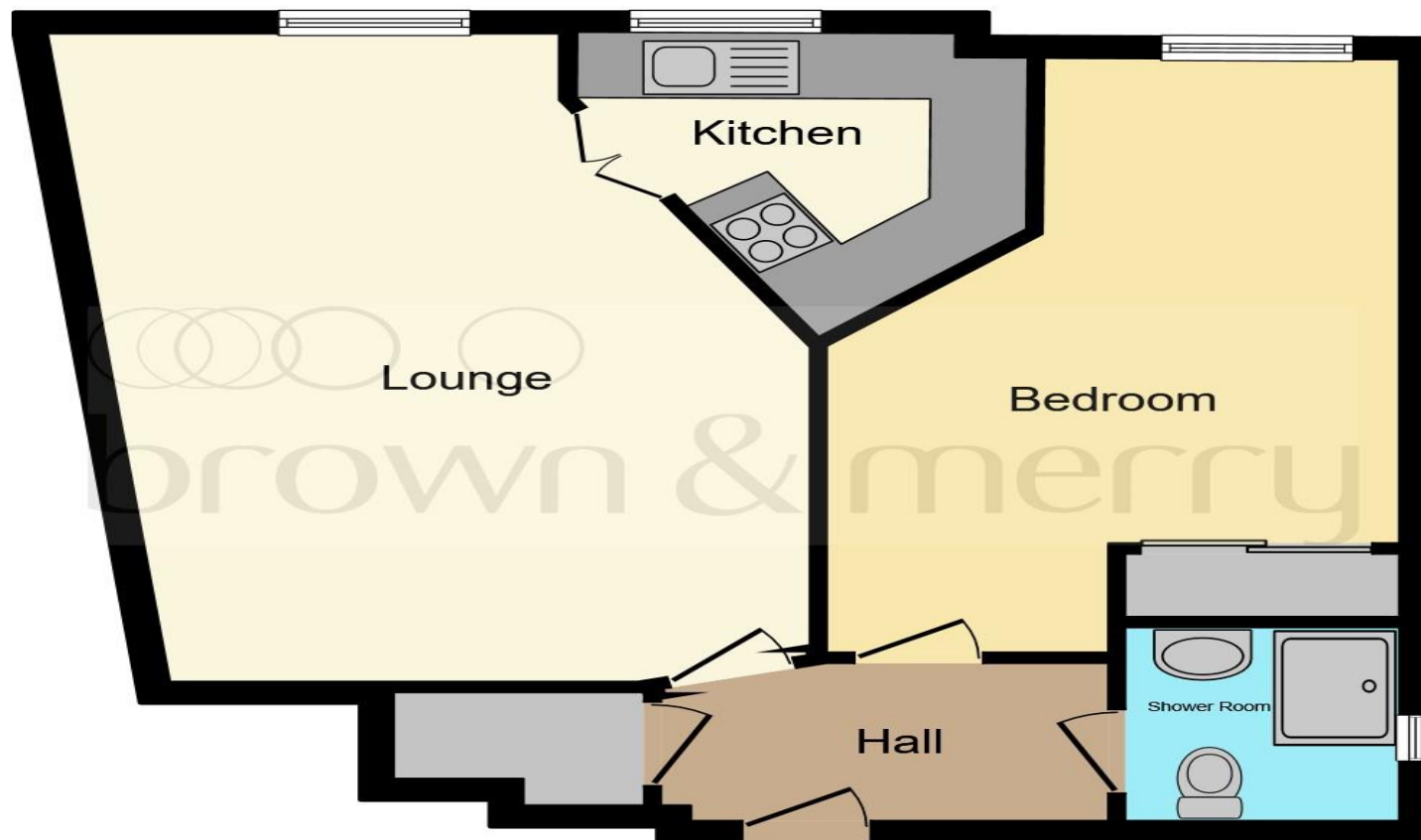
Pheasant Court, Holtsmere Close, Watford, WD25 9AF

welcome to

Pheasant Court Holtsmere Close, Watford

Spacious top-floor retirement flat in the sought-after Pheasant Court, offered with no onward chain and featuring lift access, communal facilities, and a convenient location near shops and transport links.



**Entrance Hall**

6' 11" x 6' 5" (2.11m x 1.96m)

Lounge

18' 5" x 14' 5" (5.61m x 4.39m)

Kitchen

7' 4" x 7' (2.24m x 2.13m)

Bedroom

15' 6" x 9' (4.72m x 2.74m)

Bathroom

6' 10" x 5' 3" (2.08m x 1.60m)

Total Floor Area (from the EPC)

50 Square Metres

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

welcome to

Pheasant Court Holtsmere Close, Watford

- One bedroom Retirement Flat
- Lift
- Residents Parking
- On Site Block Manager Monday - Friday
- Communal Gardens, Living Room and Laundry Facilities

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3713.56

Ground Rent: 495.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



107 Years Left on The Lease

Ground Rent- £495.00

Service Charge- £3713.56



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104514](https://www.brownandmerry.co.uk/Property/WAF104514)



Property Ref:
WAF104514 - 0005

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