



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

***welcome to***

**Wells Court Pumphouse Crescent, Watford**

A bright and well-located two-bedroom third floor flat with open-plan living, gated parking, communal garden, and just 0.1 miles from Watford High Street Station. Don't miss out, Call us today to view!



**Entrance**

10' 7" x 3' 6" ( 3.23m x 1.07m )

**Lounge/Kitchen**

19' x 12' 6" to max ( 5.79m x 3.81m to max )

**Bedroom 1**

12' 7" x 10' 3" ( 3.84m x 3.12m )

**Bedroom 2**

11' 10" to max x 8' 7" ( 3.61m to max x 2.62m )

**Bathroom**

7' 1" x 5' 9" ( 2.16m x 1.75m )

**Total Floor Area** (from the EPC)

49 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](http://www.focalagent.com)



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## **Wells Court Pumphouse Crescent, Watford**

- 2-Bedroom Flat
- Third Floor
- Secure Gated Allocated Parking
- Chain Free
- Double Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2383.65

Ground Rent: 250.00

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.

Guide price

**£250,000 - £275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104680](https://www.brownandmerry.co.uk/Property/WAF104680)



Property Ref:  
WAF104680 - 0005

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**brown & merry**



**01923 248861**



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



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**