



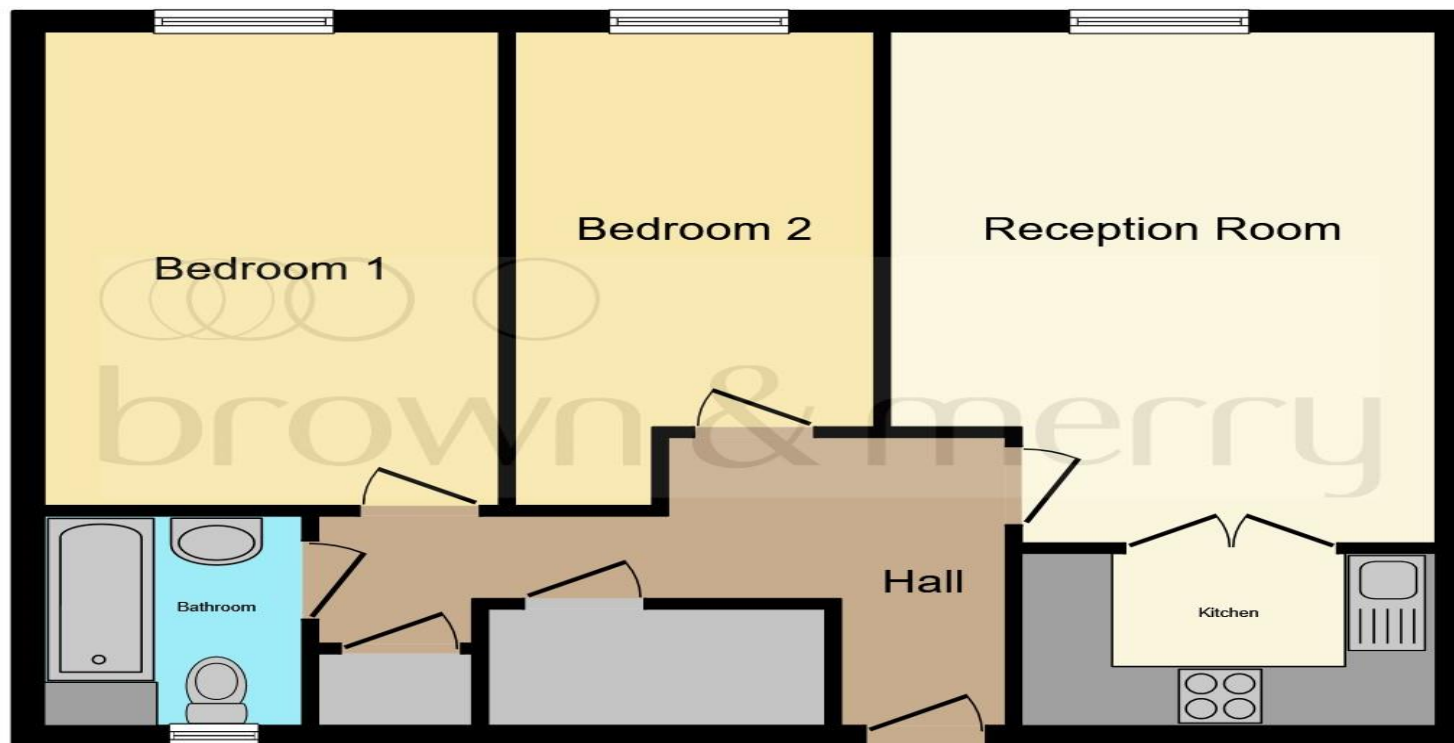
**Crosfield Court, Lower High Street, Watford, WD17 2DB**

**welcome to**

**Crosfield Court Lower High Street, Watford**

Spacious two-bedroom third floor retirement flat with residents' parking, lift access and warden assistance, just 0.2 miles from Watford High Street Station and moments from shops and restaurants. Call us today to view!





## Entrance

## Reception Room

17' x 11' 10" ( 5.18m x 3.61m )

## Kitchen

9' x 5' 9" ( 2.74m x 1.75m )

## Bedroom 1

15' 9" x 9' 11" ( 4.80m x 3.02m )

## Bedroom 2

13' 4" x 8' 1" ( 4.06m x 2.46m )

## Bathroom

6' 7" x 5' 7" ( 2.01m x 1.70m )

## Total Floor Area (from the EPC)

65 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)



**welcome to**

## **Crosfield Court Lower High Street, Watford**

- 2-Bedroom Retirement Flat
- Third Floor
- Double Bedrooms
- Chain Free
- Resident's Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 01 Jul 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

186 Years Left on The Lease!

# £175,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF102993](https://www.brownandmerry.co.uk/Property/WAF102993)



Property Ref:  
WAF102993 - 0003

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**brown & merry**



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