



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

**welcome to**

**Crosfield Court Lower High Street, Watford**

Well-presented one-bedroom retirement flat in a prime town centre location, offering independent living with an on-site manager, lift access, on-site parking, and easy access to Watford High Street Station and local amenities. Call us today to view!





### Entrance Hall

11' x 3' ( 3.35m x 0.91m )

### Lounge

15' 5" x 10' 2" ( 4.70m x 3.10m )

### Kitchen

7' 3" x 7' ( 2.21m x 2.13m )

### Bedroom

15' 7" into wardrobe x 8' 11" ( 4.75m into wardrobe x 2.72m )

### Bathroom

6' 9" x 5' 7" ( 2.06m x 1.70m )

### Total Floor Area (from the EPC)

42 Square Metres

### Agents Note

Heating to the property is served by electric heating. Please contact the branch for more details

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

- 1 Bedroom Retirement Flat
- Second Floor
- Resident Parking
- Well-maintained Building with an On-site Manager
- Town Centre Location

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2850.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 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.

96 Years Left on The Lease!

# £120,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104550](https://www.brownandmerry.co.uk/Property/WAF104550)



Property Ref:  
WAF104550 - 0007

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