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**PHEASANT COURT, WATFORD - £160,000**  
**1 Bedroom Ground Floor Retirement Flat**



**\*\*\* Chain Free \*\*\*** This exceptional, spacious and great condition 1 double bedroom, Ground Floor retirement flat with direct access onto a communal patio for the over 60's is arguably one of the best properties in this sought after development.

The property benefits from lift access, a communal Living Room and communal garden. There are also onsite communal Laundry facilities and non-allocated off street parking available

Situated within easy walking distance of Sainsburys and Asda Superstores, excellent bus links to Watford's town centre together with the M1 and M25 major road links also close by.

Lease - 1/9/2132

Service Charge - £1550 per half year

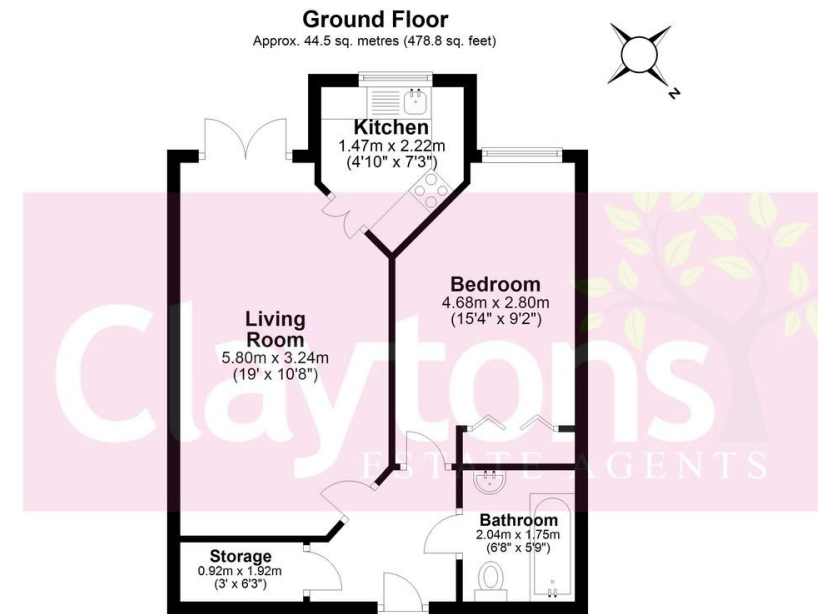
Service Charge Review Period - TBC

Ground Rent - £247.50pa

Ground Rent Review Period - TBC

Council Tax Band - D (Watford)

- 1 bed retirement flat
- Double bedroom with build in wardrobe
- Ground Floor
- Direct access to communal patio
- Communal living room and laundry facilities
- Access to Communal Gardens
- Non-allocated off street parking
- Convenient Location



Total area: approx. 44.5 sq. metres (478.8 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to provide



📍 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

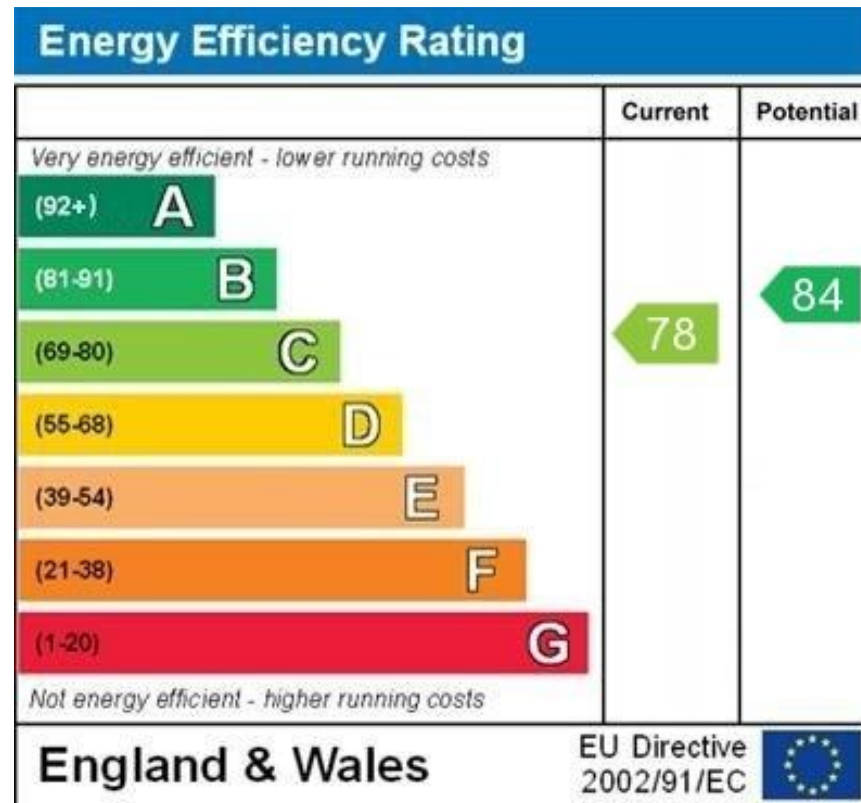
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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