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Claytons 



HOLTSMERE CLOSE, WATFORD - £140,000
1 Bedroom Retirement Home



FIRST FLOOR
45.2 sq.m. (486 sq.ft.) approx.

PRICED TO SELL! Charming 1 double bedroom retirement flat 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 - 105 years unexpired

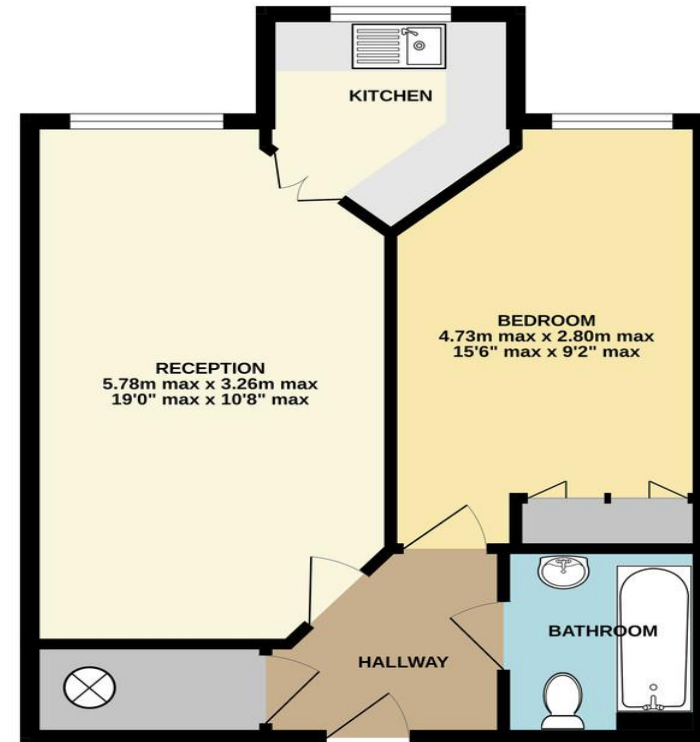
Service Charge - £3099.74pa

Service Charge Review Period - Yearly in March

Ground Rent - £495pa

Ground Rent Review Period - n/a

Council Tax Band - D (Watford)



- Superb Retirement Flat
- No upper chain
- Communal gardens, living room and laundry facilities
- Excellent decorative order
- Non-allocated off street parking
- Lift Access

PHEASANT COURT

TOTAL FLOOR AREA : 45.2 sq.m. (486 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

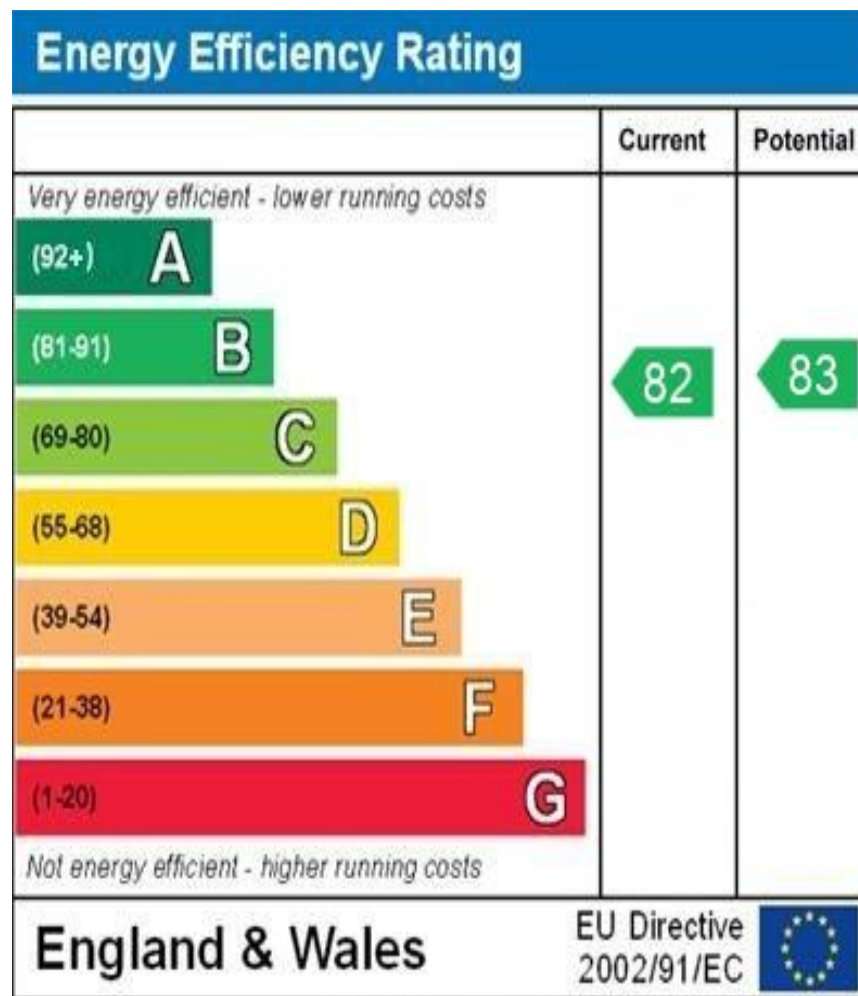
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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