



**Connells**

Crosfield Court Lower High Street  
Watford



# Crosfield Court Lower High Street Watford WD17 2DB

for sale  
**£125,000**



## Property Description

**\*\* NO ONWARD CHAIN \*\***

Connells are pleased to present this immaculately presented ground floor retirement apartment for the over 60s, ideally located just a short walk from Watford Town Centre.

The property is in great condition throughout with new storage heaters and water tank fitted and features a spacious reception room, a well-equipped fitted kitchen, a generous double bedroom, a newly fitted wet room, and direct access to a large patio area.

Residents benefit from access to beautifully kept communal gardens, along with on-site amenities including residents' parking, a communal lounge, and a laundry room.

Conveniently located close to Watford High Street Station, local bus routes, and major motorway links, this home offers both comfort and excellent connectivity.

To arrange a viewing or for further details, please contact Connells today

## Communal Entrance

Stairs and passenger lifts to all floors, door to car park.

## Entrance Hallway

Front door, airing cupboard housing hot water cylinder, storage cupboard and doors to all rooms.

## Living Room

14' 11" + Door Recess x 10' 4" MAX ( 4.55m + Door Recess x 3.15m MAX )

Window to front and side aspect, electric heater, television point, telephone point, door to patio area.

## Kitchen

7' 4" x 5' 7" ( 2.24m x 1.70m )

Fitted kitchen comprised of wall and base level units with work surfaces over, window to front aspect, stainless steel sink unit, space for

fridge and freezer under the work top, eye level electric oven, electric hob with extractor over.

## Bedroom One

10' x 9' 1" ( 3.05m x 2.77m )

Window to front aspect, electric radiator.

## Wet Room

Walk in wet room, shower area with seat, low level WC, wash hand basin.

## Outside

### Private Patio

Large paved patio area.

### Communal Grounds

Well maintained communal gardens.

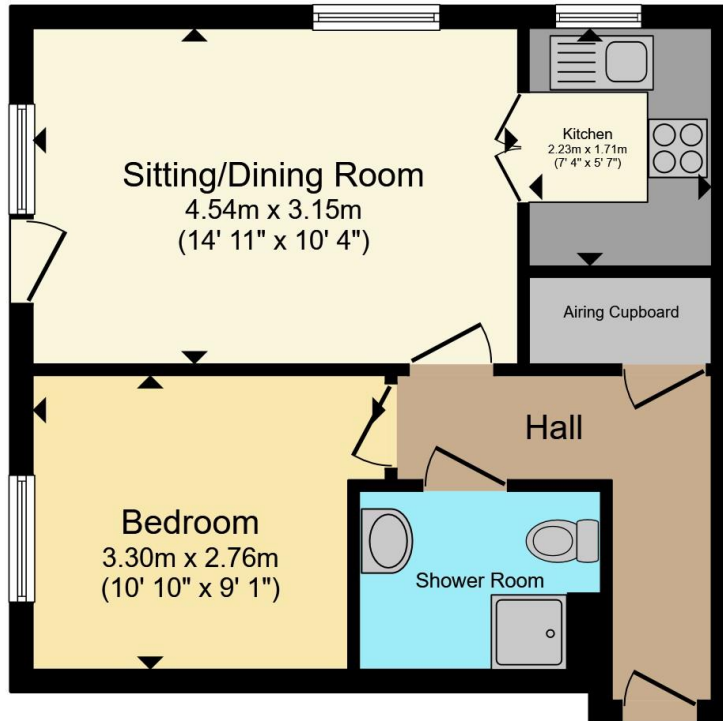
### Communal Facilities

Communal facilities to include residents lounge and laundry room.

### Residents Parking

Parking spaces for residents & visitor bays.





Total floor area 38.4 m<sup>2</sup> (414 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2800.00

Ground Rent:  
 5000.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314875](http://connells.co.uk/Property/WTF314875)**

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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