



Connells

Crosfield Court Lower High Street
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to present this well-presented ground floor over-55s retirement apartment, ideally located just moments from Watford town centre.

The property is in great condition throughout and offers a spacious and bright living environment, comprising a generous reception room, a modern fitted kitchen, a well-proportioned double bedroom with fitted wardrobes, and a contemporary shower room. A particular highlight is the private patio area, providing direct access to the beautifully maintained communal gardens.

The development itself benefits from attractive landscaped gardens, visible from all principal rooms, as well as residents' parking, a communal lounge, and laundry facilities, creating a comfortable and sociable living environment.

Ideally positioned just a short distance from Watford Town Centre, Watford High Street Station, and a range of bus routes and major transport links, the property offers both convenience and connectivity.

For more information or to arrange a viewing, please contact Connells today.

Communal Entrance

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

Entrance Hallway

Front door, airing cupboard and doors to all rooms

Living Room

Window to rear aspect, electric heater, television point, telephone point, door to private patio area leading to communal gardens.

Kitchen

Fitted kitchen comprised of wall and base level units with work surfaces over, window to rear aspect, sink unit with drainer, electric oven and hob with extractor over, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Window to rear aspect, fitted wardrobes, electric radiator.

Shower Room

Walk in shower, WC, emergency pull cord, wash hand basin.

Outside

Private Patio

Paved patio area with direct access to the communal grounds.

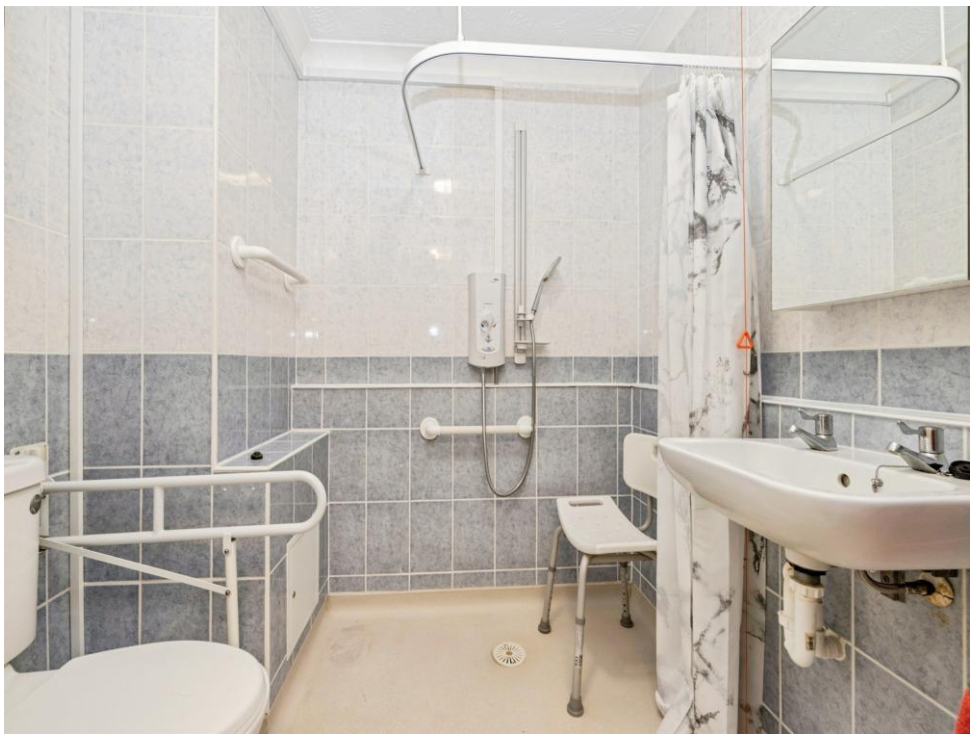
Communal Facilities

Communal facilities to include residents lounge and laundry room.

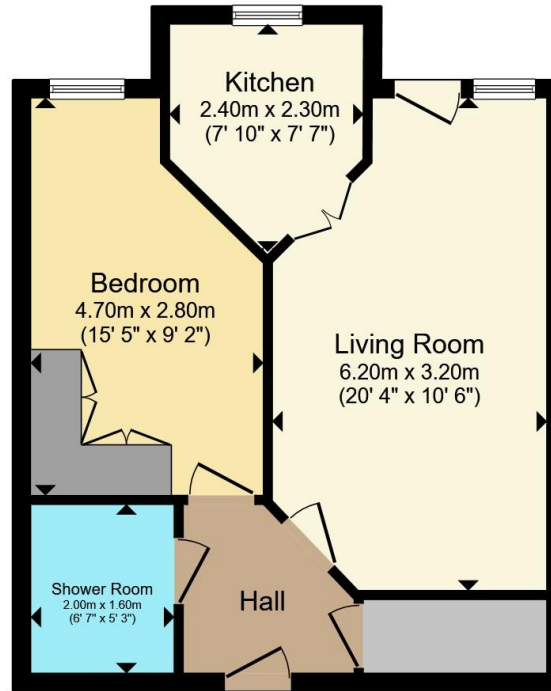
Residents Parking

Parking spaces for residents & visitor bays.









Ground Floor

Total floor area 43.5 m² (468 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



To view this property please contact Connells on

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E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C Council Tax Band: C

Service Charge: 3000.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315362

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



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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