Connells

Crosfield Court Lower High Street Watford

Crosfield Court Lower High Street
Watford WD17 2DB

for sale
£95,000

Property Description

** NO UPPER CHAIN **

Connells are delighted to offer for sale this well-presented over 60's retirement apartment situated close to the town centre of Watford. This property comprises of a sizeable reception room, a good size fitted kitchen, one double bedroom with fitted wardrobes and bathroom suite.

The development boasts a beautiful communal garden that can be seen from all rooms of the property as well as having residents parking, a communal lounge and laundry room. All of this is located only a stone's throw away from Watford Town Centre, Watford High Street Station and other transport links such as bus routes.

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Communal Entrance

Entrance Hallway

Front door, storage cupboard and doors to all rooms.

Living Room

19' 9" MAX x 10' 8" MAX (6.02m MAX x 3.25m MAX)

Window to rear aspect, electric heater, television point, telephone point.

Kitchen

7' 7" MAX x 7' 1" MAX (2.31m MAX x 2.16m MAX)

Window to front aspect, double glazed, wall and base level units with work surfaces over, stainless steel sink unit, space for fridge and freezer under the work top, oven and hob with extractor over.

Bedroom One

15' 7" MAX x 9' 3" MAX (4.75m MAX x 2.82m MAX)

Window to rear aspect, electric radiator, fitted wardrobe.

Bathroom

Bath with mixer taps and shower attachment, vanity wash hand basin, WC, hand towel rail.

Outside

Communal Facilities

Communal facilities to include residents lounge and laundry room.

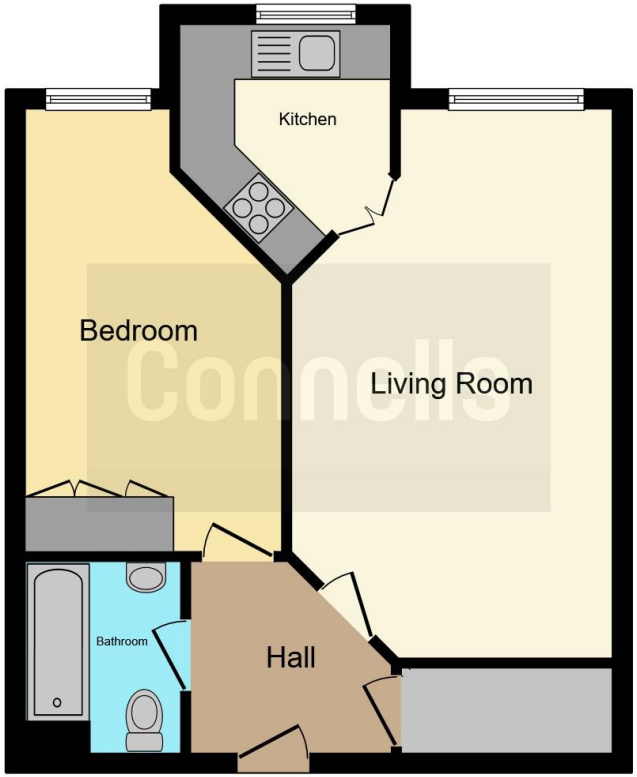
Communal Grounds

Well maintained communal gardens.

Residents Parking

Parking spaces for residents.

Crosfield Court
GTR
Let's Move
IVECO



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

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: C

Service Charge: 2375.00

Ground Rent: 425.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315499

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.