



Connells

Crosfield Court Lower High Street
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are delighted to offer for sale this well-presented ground floor over 60's retirement apartment situated close to the town centre of Watford. The property is in great condition throughout comprising of a sizeable reception room, a well-appointed fitted kitchen, a double bedroom, bathroom suite and an external door leading to the car park/ communal grounds.

The development boasts a beautiful communal garden as well as having residents parking, a communal lounge and laundry room. The property is situated only a stone's throw away from Watford Town Centre, Watford High Street Station and other transport links such as bus routes and motorway links.

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

Living Room

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

Kitchen

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

extractor over.

Bedroom One

Window to front aspect, electric radiator.

Bathroom

Bath with mixer taps, low level WC, vanity basin.

Outside

Private Patio

Paved patio area leading to the communal grounds.

Communal Grounds

Well maintained communal gardens.

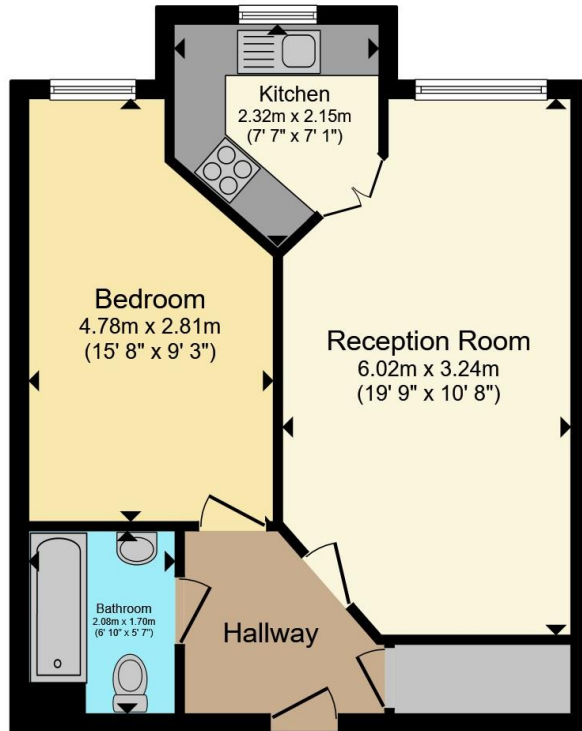
Communal Facilities

Communal facilities to include residents lounge and laundry room.

Parking

Parking spaces for residents & visitor bays.





Total floor area 47.6 m² (512 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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6 The Parade
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EPC Rating: Awaited
 Council Tax Band: C

Service Charge: 3000.00

Ground Rent: 522.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314928

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.

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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