

Connells

Crosfield Court Lower High Street
Watford

Crosfield Court Lower High Street
Watford WD17 2DB

for sale
£90,000







Property Description

Connells are delighted to offer this well-presented ground floor retirement apartment, exclusively for the over-60s, ideally positioned within easy walking distance of Watford Town Centre.

Recently redecorated throughout, the apartment benefits from new carpeting and is thoughtfully laid out to include a spacious and light reception room, a well-appointed fitted kitchen, a generous double bedroom with fitted wardrobes, and a bathroom suite.

Patio doors provide direct access towards the car park, adding to the sense of ease and accessibility.

Residents enjoy beautifully maintained communal gardens, along with a range of on-site facilities including residents' parking, a welcoming communal lounge, and a convenient laundry room.

The location is particularly advantageous, with Watford High Street Station, regular bus services, and excellent motorway links all close by, ensuring superb accessibility while retaining a peaceful residential setting.

For further 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.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Communal Entrance

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

Entrance Hallway

Front door, airing cupboard, storage cupboard and doors to all rooms.

Living Room

Window to front aspect, electric heater, feature fire place, television point, telephone point, door to 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 rear aspect, electric radiator, fitted

wardrobes.

Bathroom

Window to side aspect, bath with mixer taps and overhead shower, low level WC, vanity basin.







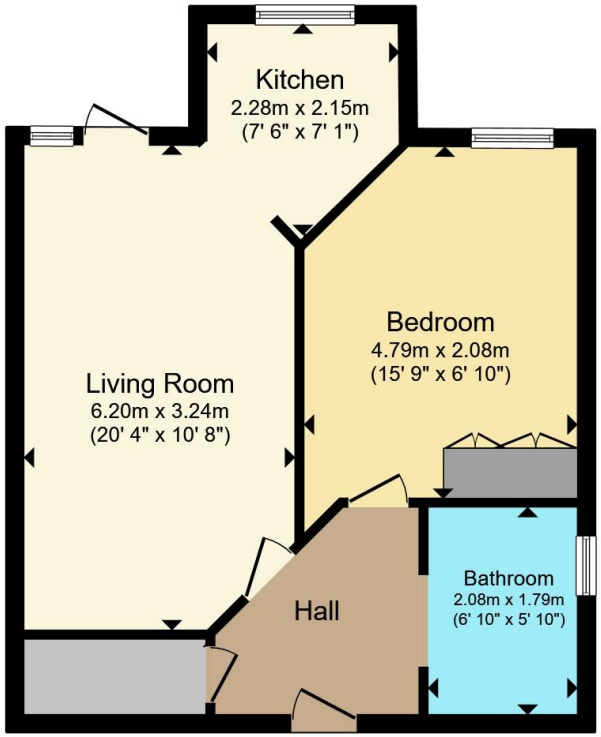









Crosfield Court



Total floor area 48.3 m² (520 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

Connells

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/WTF315254

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

The Property Ombudsman

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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.