

Connells

Crosfield Court Lower High Street Watford

Crosfield Court Lower High Street
Watford WD17 2DB

for sale offers in excess of
£90,000







Property Description

** NO ONWARD CHAIN **

Connells are pleased to present this well-maintained second floor retirement apartment for the over 55s, ideally located just a short walk from Watford Town Centre.

The property is in great condition throughout and features a spacious reception room, a well-equipped fitted kitchen, a generous double bedroom and a modern shower room suite.

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

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

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

15' 5" x 10' 2" (4.70m x 3.10m)

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

Kitchen

7' 4" x 6' 9" (2.24m x 2.06m)

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, eye level electric oven, electric hob with extractor over.

Bedroom One

13' 7" + Wardrobe x 8' 11" (4.14m + Wardrobe x 2.72m)

Window to front aspect, electric radiator, built in wardrobe.

Shower Room

Double shower cubicle, low level WC, wash hand basin, radiator.

Outside

Communal Grounds

Well maintained communal gardens.

Communal Facilities

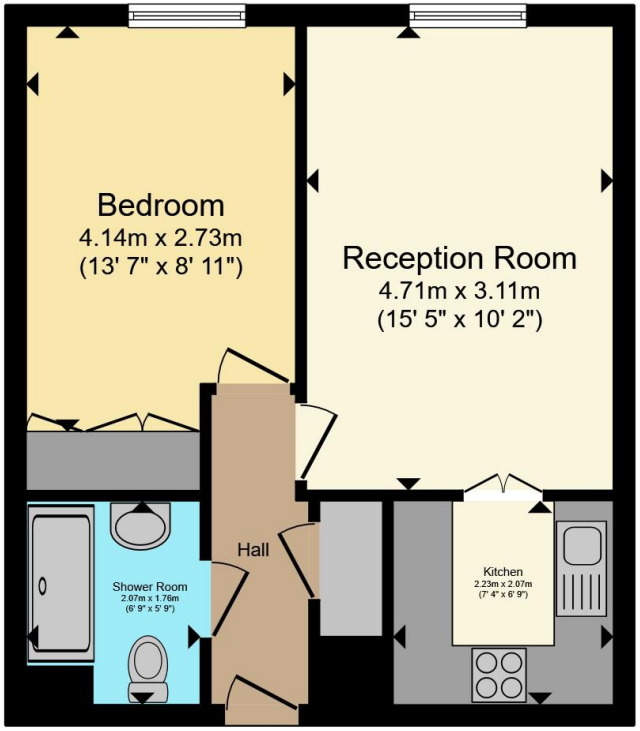
Communal facilities to include residents lounge and laundry room.

Residents Parking

Parking spaces for residents & visitor bays.











Total floor area 40.9 m² (440 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

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: C

Service Charge: 3008.72

Ground Rent: 522.58

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314269

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.

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.