

Connells

Crosfield Court Lower High Street
Watford

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Watford WD17 2DB

for sale
£100,000







Property Description

** NO UPPER CHAIN ** A well-presented third 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 fitted kitchen, one double bedroom, a modern shower room and a sizable storage cupboard.

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, a lift, and an on-site warden.

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.

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, storage cupboard and doors to all rooms.

Living Room

16' 8" MAX x 14' 2" MAX (5.08m MAX x 4.32m MAX)

L-Shaped, window to front aspect, electric heater, television point, telephone point.

Kitchen

8' 8" x 7' 7" (2.64m x 2.31m)

Fitted kitchen comprised of wall and base level units with work surfaces and tiling to complement, stainless steel sink with drainer, space for under-counter fridge and freezer, electric oven and hob with extractor over.

Bedroom One

17' 6" MAX x 8' 7" MAX (5.33m MAX x 2.62m MAX)

Window to front aspect, fitted wardrobes, electric radiator.

Shower Room

Walk in shower with shower stool, WC, vanity basin unit, extractor, heated hand towel rail.

Outside

Communal Grounds

Well maintained communal gardens.

Communal Facilities

Communal facilities to include residents lounge, laundry room and an on-site warden.

Residents Parking

Parking spaces for residents & visitor bays.







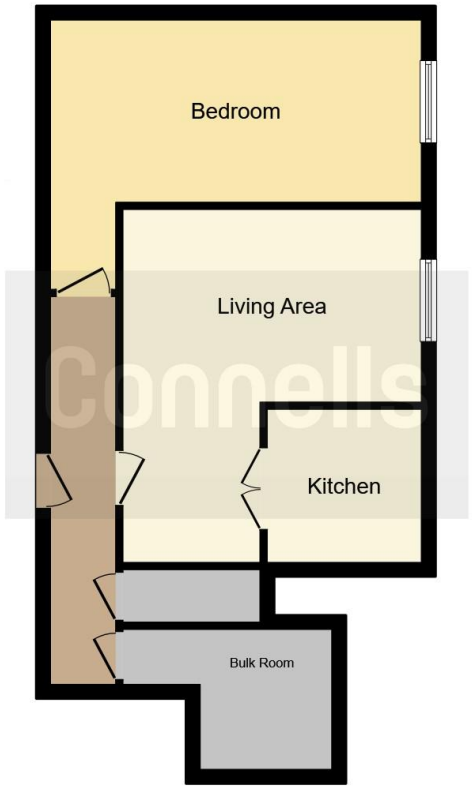












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: D

Service Charge: 2400.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314507

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.