

Connells

Crosfield Court Lower High Street
Watford

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Watford WD17 2DB

for sale
£100,000







Property Description

Connells are pleased to present this well-maintained, retirement flat ideally situated in Watford town centre - perfect for over-60s buyers seeking convenience and community.

Upon entering, a communal entrance leads into your own hall, complete with a storage/airing cupboard. The reception room is bright and spacious. The fitted kitchen offers a practical layout with both wall and base units, sink with drainer, space for appliances, and plentiful worktop and storage.

The well-proportioned double bedroom comes with fitted wardrobes and benefits from easy reach to the adjacent shower room, which features a walk-in wet room or shower, WC, basin, and heated towel rail.

Outside, residents enjoy well-tended communal gardens, handy residents' parking, and shared amenities including a welcoming residents' lounge, laundry facilities, and on-site warden assistance to support ease of living and a strong sense of community.

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.

Entrance Hall

Door to front, storage cupboard, intercom system.

Kitchen

7' 4" x 7' 10" (2.24m x 2.39m)

Wall and base units with work tops, tiled splash back, electric oven and hob, extractor fan, stainless steel sink and drainer, free standing fridge, window to side.

Lounge

15' 6" x 10' 3" (4.72m x 3.12m)

Window side and rear, electric rad, wall lights.

Bedroom

12' 3" x 8' 11" (3.73m x 2.72m)

Window to rear, electric rad, built in wardrobe.

Bathroom

Bath with mixer taps, low level WC, WHB, heated towel rail.

Comunal Gardens

Well maintained communal gardens with patio and seating area.

Residents Factlies

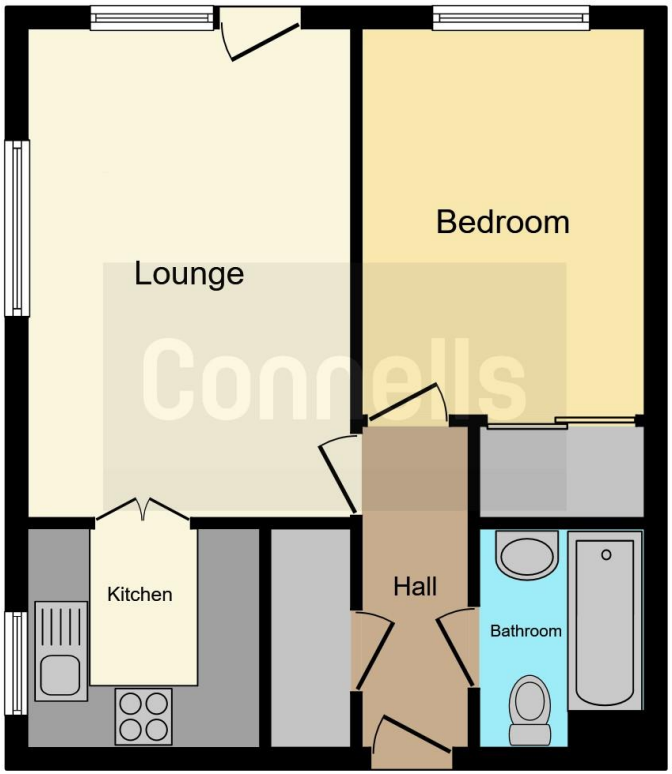
Communal lounge, on site warden, communal laundry room.

Parking

Secure residents parking.











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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6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314596

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.