

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 



PHEASANT COURT, WATFORD - £180,000
1 Bedroom Retirement Flat

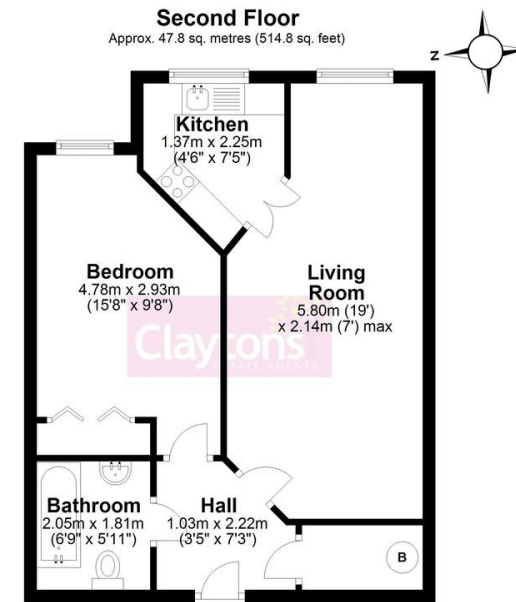


This exceptional, spacious and recently renovated 1 double bedroom, 2nd Floor retirement flat for the over 60's is arguably one of the best properties in this sought after development.

The property benefits from lift access, a communal Living Room and communal garden. There are also onsite communal Laundry facilities and non-allocated off street parking available

- 1 bed retirement flat
 - 2nd (top) floor with lift access
 - Double bedroom
 - Built in wardrobe
 - Recently renovated
 - Communal living room and laundry facilities
 - Access to Communal Gardens
 - Non-allocated off street parking
 - Lease - TBC
- Service Charge - £3099.74pa
Service Charge Review Period - Yearly in March
Ground Rent - £495pa
Ground Rent Review Period - n/a
Council Tax Band - D (Watford)

Situated within easy walking distance of Sainsburys and Asda Superstores, excellent bus links to Watford's town centre together with the M1 and M25 major road links also close by.



Total area: approx. 47.8 sq. metres (514.8 sq. feet)

Claytons Estate Agents has prepared this floor plan for information and guidance only. We endeavor to provide reliable



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk

