

# HARRY CHARLES

Property Specialists



Pheasant Court, Watford, WD25 9AF

**Price £220,000**



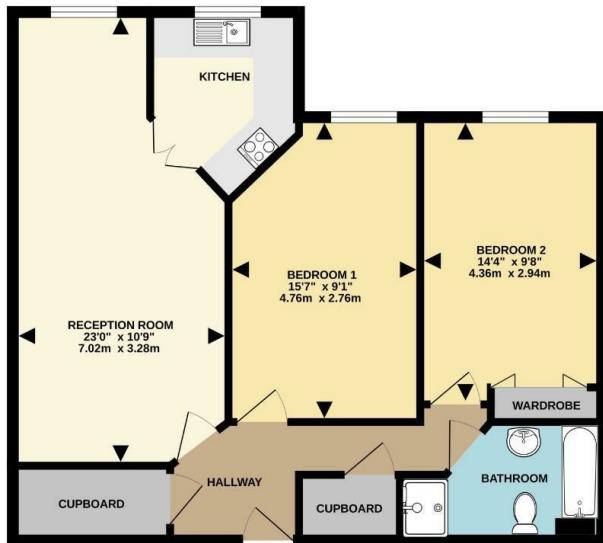
\*\* SECOND FLOOR 2 DOUBLE BEDROOM RETIREMENT APARTMENT - SERVICED BY A LIFT - LOUNGE/DINER - SEPARATE KITCHEN- BATHROOM WITH BATH AND SEPARATE SHOWER - RESIDENTS PARKING - COMMUNAL RESIDENTS LOUNGE AND KITCHEN - COMMUNAL GARDENS - COUNCIL TAX BAND E - APPROX 108 YEARS LEASE REMAINING - NO UPPER CHAIN \*\* We are delighted to offer for sale with no upper chain this two double bedroom second floor retirement apartment situated in this popular Garston cul-de-sac. The apartment is serviced by a lift and benefits from numerous communal facilities on the ground floor. Externally there are communal gardens and there is off road parking available for residents. In order to avoid disappointment, please contact us without delay to arrange an early appointment to view.

- Second Floor Retirement Apartment
- Serviced By A Lift
- 2 Double Bedrooms
- Lounge/Diner
- Separate Kitchen
- Bathroom With Separate Shower
- Council Tax Band E
- Residents Parking
- 108 Years Remaining On Lease
- No Upper Chain



## Floor Plan

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.

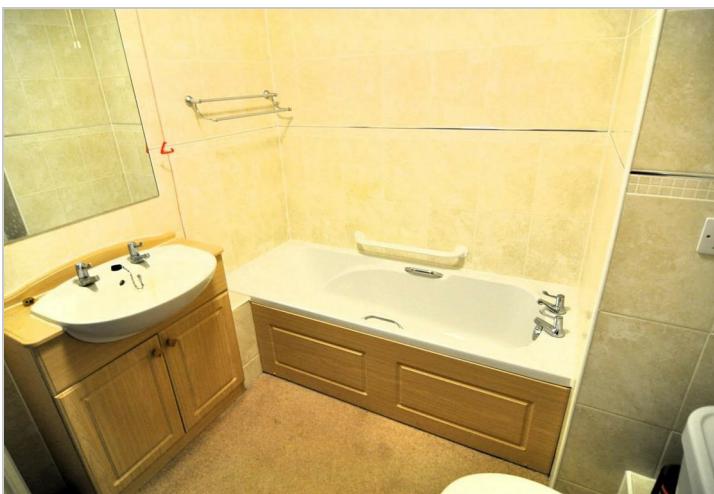
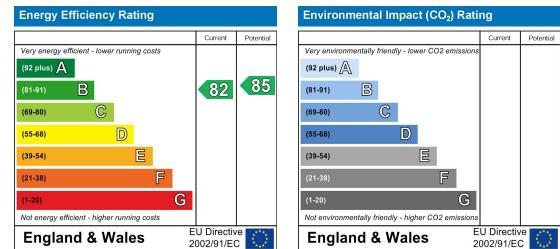


TOTAL FLOOR AREA: 721sq ft. (67.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, inaccuracies or any other items. The services, systems and appliances shown have not been tested and no guarantee is given as to their working order. The services shown are for guidance only.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.