

23 Pheasant Court

Holtsmere Close, Watford, Hertfordshire, WD25 9AF



PRICE: £230,000

Lease: 125 years from 2008

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR OVERLOOKING THE CAR PARK Pheasant Court was constructed by McCarthy & Stone (Developments) Ltd in 2008 and comprises 39 properties arranged over 3 floors each served by a lift. Situated close to main Superstores, excellent bus links to Watford's town centre together with the M1 and M25 major road links also close by. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be of the age of 60 years and the other 55 years. Please speak to our Property

Residents' lounge
Communal Laundry
Lift to All Floors
Minimum Age 60
Communal Gardens

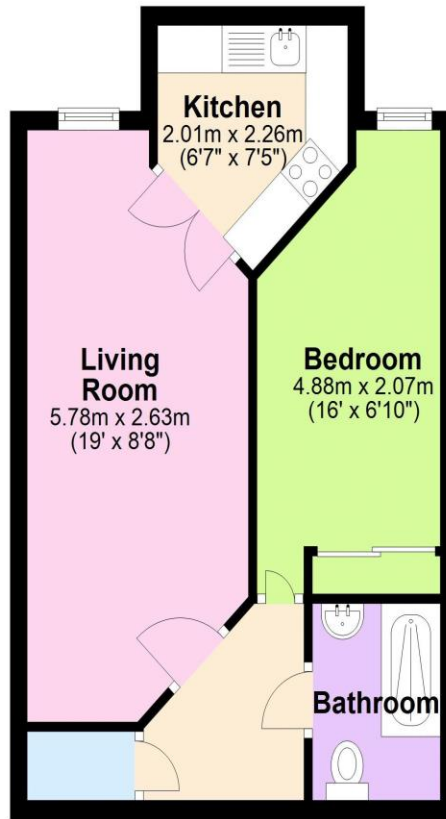
Guest Suite
Development Manager
Lease: 125 years from 2008
Price to include carpets, curtains and light fittings



**For more details or to make an appointment to view, please contact
Mandy Abbott**

Flat

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 37.4 sq. metres (403.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£495.00

Ground Rent Period Review:

Next uplift 2031

Annual Service Charge:

£3530.52

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.