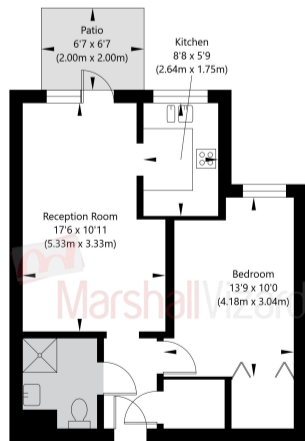




Hempstead Road, Watford, WD17 3AF

Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 44.1 SQ M / 475 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 44.1 SQ M / 475 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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, Scotland & Wales		EU Directive 2002/91/EC

	Current	Potential
	82	83



Located on the Hempstead Road, this well presented, one bedroom retirement flat is situated on the ground floor with French doors giving access to the patio area. There are good public transport links, plus residents and visitors parking as well as pretty communal gardens. Internally, the apartment comprises of an entrance hall, living room, a modern fitted kitchen, double bedroom and a wet room. There is a residents lounge with weekly coffee mornings and activities, a lift to all floors, a guest suite, laundry room and communal gardens to enjoy.

Nanterre Court is on Hempstead Road, a short walk to Watford Leisure Centre and the town centre, and is in close proximity to Cassiobury Park, Watford Junction and Met Line Station. Local amenities are all close to hand.

Nanterre Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors. 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 call system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one must be over 60 years and the other over 55 years.

Lease: 108 years remaining; Ground Rent: £247.50 for 6 months from 01/03/24-31/08/24; Service Charge £1,475.53 for 6 months from 01/09/22-28/02/23

Council Tax Band D £2134.48

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Entrance Hall

Carpeted, large storage cupboard with light, meter, consumer unit and hot water cylinder.

Living Room

Carpeted, spotlights, dimplex electric wall heater, doors to patio area.

Bedroom

Carpeted, fitted wardrobes, ceiling light, Dimplex electric wall heater, window to front aspect.

Kitchen

Part tiled walls, sink/drainage, worktop, range of Beech coloured wall and base units, integrated under counter fridge and freezer, electric hob, eye level oven, space for dishwasher, ceiling light, window to front aspect.

Wet Room

2.04m x 0m (6' 8" x 0' 0") Fully tiled walls, low level W/C, hand wash basin with vanity storage drawers, electric shower, wall mounted fan heater, ceiling light, heated towel rail, two mirrored cabinets.

Parking

Residents and visitors parking.