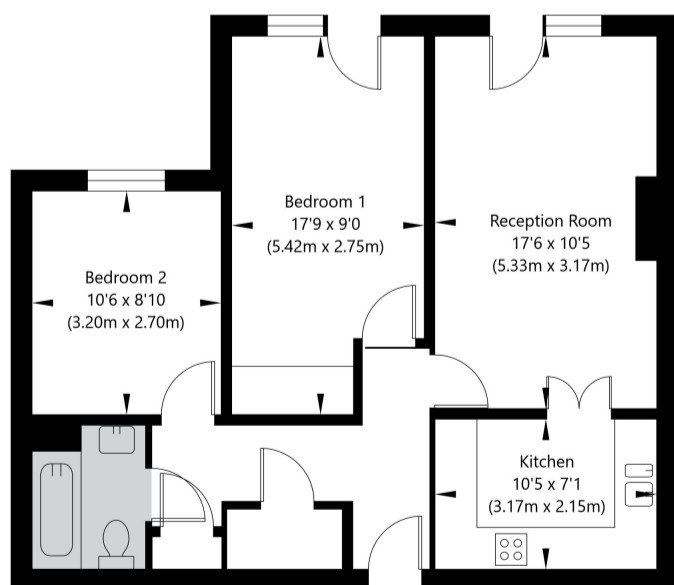




Heathdene Manor, Grandfield Avenue, Watford, WD17 4PZ

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 61.72 SQ M / 664 SQ FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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	

APPROXIMATE GROSS INTERNAL FLOOR AREA 61.72 SQ M / 664 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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This two double bedroom, ground floor retirement apartment, is in Nascot Wood, walking distance to local amenities and close to bus routes/Watford Junction Station. The flat comprises of an entrance hall with entry phone system and storage cupboards, a large living room, kitchen, two double bedrooms and a bathroom. The property benefits from residents parking, on site laundry facilities, a house manager, guest suite, a communal lounge and well kept gardens. There are social events including coffee mornings, film nights and other get togethers.

Lease Length - 95 years remaining from 1 June 2024; Service Charge - £3766.66 pa (includes water); Ground Rent £1070.20 pa

Council Tax Band D £2236.30

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 of warranty in relation to this property



ROOM DESCRIPTIONS

Entrance Hall

Entryphone system, electric wall heater, ceiling light, large storage/linen cupboard, plus second storage cupboard.

Reception Room

3.17m x 5.33m (10' 5" x 17' 6") Wall lights, patio door and window to communal garden area, decorative mantel, electric wall heater, double doors to kitchen.

Kitchen

2.15m x 3.17m (7' 1" x 10' 5") Vinyl flooring, part tiled walls, range of base and eye level units plus sink/drainage and work top space, integrated electric hob, and eye level oven plus extractor hood, space for white goods, ceiling light and fan heater.

Bedroom One

2.75m x 5.42m (9' 0" x 17' 9") Fitted wardrobe, electric wall heater, patio door and window to communal garden, wall lights.

Bedroom Two

2.70m x 3.20m (8' 10" x 10' 6") Electric wall heater, window to side aspect, wall light.

Bathroom

Tile effect flooring, fully tiled walls, low level W/C, hand wash basin with vanity storage, easy access bath with mixer tap and shower attachment, fan heater.