

8 Nanterre Court

63-67 Hempstead Road, Watford, Hertfordshire, WD17 3AF



PRICE: £275,000

Lease: 125 years from 2009

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH DOOR TO PATIO AREA AND COMMUNAL GARDENS. Nanterre Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors each served by a lift. Situated within close proximity to Cassiobury Park, local general store and Greengrocers and within easy reach to the main shopping centre, Doctors and Supermarkets. There is a Bus Stop outside the Development. 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. 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 case of a couple, one must be over 60 years and the other over 55 years. Please speak

Development Manager
Residents Lounge and lift to all floors
Guest Suite and Laundry Room
24 hour emergency Appello call system
Communal Gardens and car park

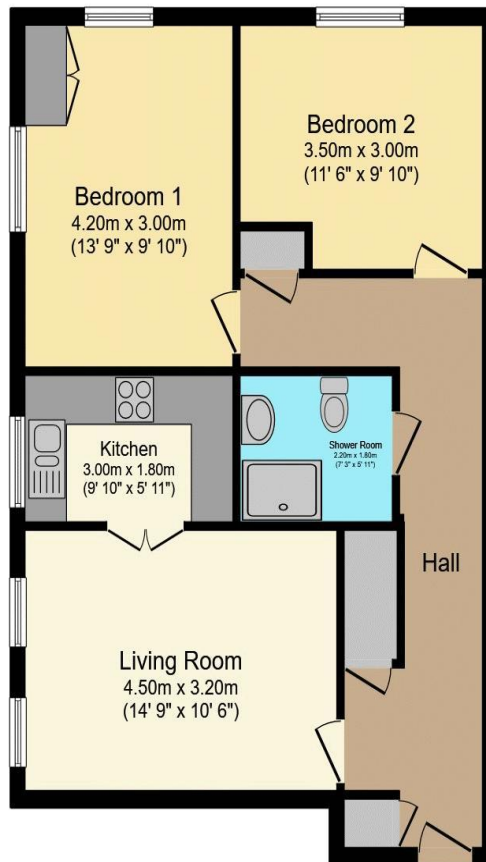
Minimum Age 60

Price to include carpets, curtains, blinds and light fittings

Lease: 125 years from 2009



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



Total floor area 63.4 sq.m. (683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		81	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/2/25

Annual Ground Rent:

£595.00

Ground Rent Period Review:

2024

Annual Service Charge:

£4716.20

Council Tax Band:

E

Event Fees:

Nil Transfer

1% Contingency

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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.