

## 18 Nanterre Court

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



**PRICE: £160,000**

**Lease: 125 years from 2009**

### Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR OVERLOOKING THE FRONT ENTRANCE AND GRASS AREA WITH VIEWS OF THE TREES. 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

Development Manager

Minimum Age 60

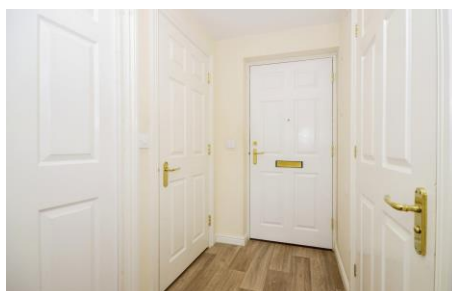
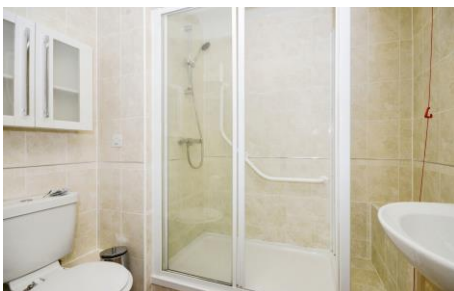
Residents Lounge and lift to all floors

Guest Suite and Laundry Room

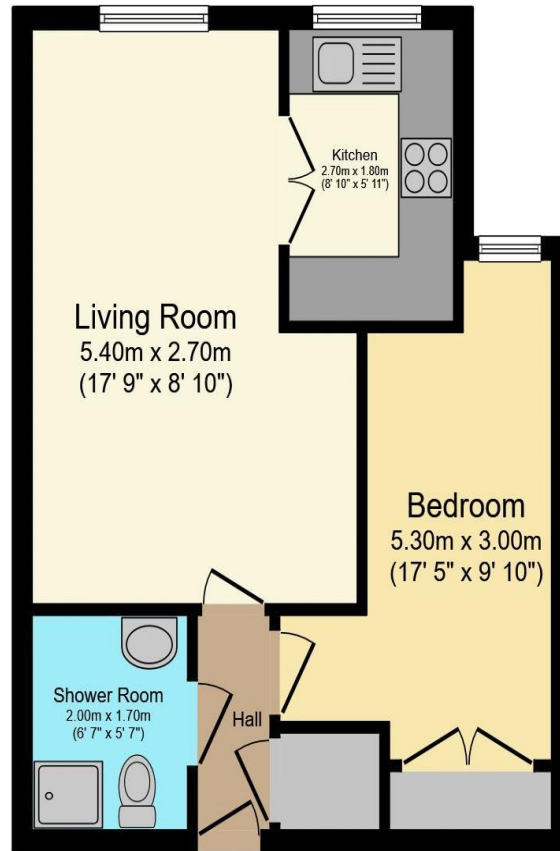
24 hour emergency Appello call system

Lease: 125 years from 2009

Communal Gardens and car park



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



Total floor area 39.9 m<sup>2</sup> (429 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) <b>A</b>			
(81-91) <b>B</b>		85	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/02/25

Annual Ground Rent:

£TBC

Ground Rent Period Review:

2024

Annual Service Charge:

£3144.14

Council Tax Band:

D

Event Fees:

Nil 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

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Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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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.