



**Connells**

Heathdene Manor Grandfield Avenue  
Watford



## Property Description

Connells are delighted to offer for sale this two bedroom spacious over 60s apartment located in the sought after area of Nascot Wood.

The property offers a welcoming entrance hall with an entry phone system, a spacious lounge with a dining area and a fitted kitchen.

The property also offers a double bedrooms with wardrobes, a fitted bathroom, warden assistance and communal facilities including a laundry room and a communal lounge for residents. Further benefits include off road parking for residents and is offered chain free.

## Leasehold Information

Date : 30 August 1996

Term : 125 years from 1 June 1994

## Communal Entrance

Communal front door with security intercom, lift and stairs to all floors.

## Entrance Hallway

Large storage cupboard, heater and entryphone.

## Living Room

16' 8" x 11' 1" ( 5.08m x 3.38m )

Window to side aspect, heater and french doors opening to kitchen.

## Bedroom One

15' 8" x 9' 6" ( 4.78m x 2.90m )

Window to rear aspect, built in wardrobe and heater.

## Bedroom Two

15' 8" x 8' 6" ( 4.78m x 2.59m )

Window to rear aspect and heater.

## Kitchen

5' 6" x 9' 2" ( 1.68m x 2.79m )

Wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, space for fridge/freezer, integrated oven, electric hob and extractor over.

## Bathroom

6' 6" x 7' 2" ( 1.98m x 2.18m )

Walk in shower with emergency pull cord, vanity wash hand basin, WC and extractor fan.

## Exterior

## Residents Parking

Off road parking spaces for residents.

## Communal Facilities

Resident's lounge and laundry room,

emergency pull cords in all rooms for 24 hour assistance.

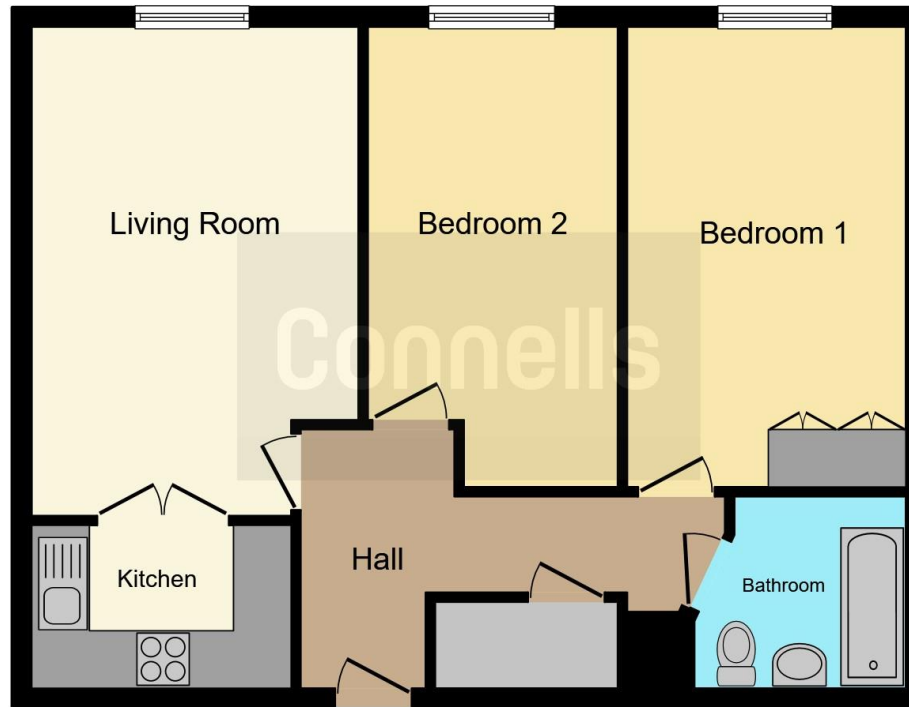
## Communal Gardens

Well maintained communal gardens.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF311415](https://connells.co.uk/Property/WTF311415)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Aug 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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