



**Connells**

Nanterre Court Hempstead Road  
Watford





## Property Description

Offered for sale Chain free and located within Watford Town Centre this first floor retirement apartment has much to offer. Benefits include residents parking with ample visitor bays, on site guest suite, on site house manager and emergency pull cords throughout. Conveniently positioned on Hempstead Road, within walking distance to the Town Centre amenities, doctors surgery, pharmacy, the ever popular Cassiobury Park and Watford Junction Station.

## Leasehold Info:

Date : 27 August 2012

Term : 125 years from and including 1 January 2009

## Entrance Hallway

Front door, entryphone system, emergency pull cord and storage cupboard.

## Living Room

17' 4" x 10' 5" ( 5.28m x 3.17m )

Window to side aspect, electric storage heater, TV point and doors opening to kitchen.

## Kitchen

8' 10" x 5' 10" ( 2.69m x 1.78m )

Window to side aspect, wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, integrated

oven/microwave, fridge/freezer, hob with extractor hood over.

## Bedroom

16' 3" x 11' 6" ( 4.95m x 3.51m )

Window to side aspect, electric heater and built in wardrobe.

## Shower Room

7' 2" x 6' 2" ( 2.18m x 1.88m )

Double shower cubicle, emergency pull cord, vanity wash hand basin, WC, extractor fan, heated towel rail and fully tiled.

## Exterior

## Residents Parking

Resident's parking spaces and parking for visitors.

## Communal Gardens

Well maintained gardens for resident's use.

## Communal Facilities

Residents have the use of the communal lounge, resident's laundry, on site guest suite, as well as an on site house manager.



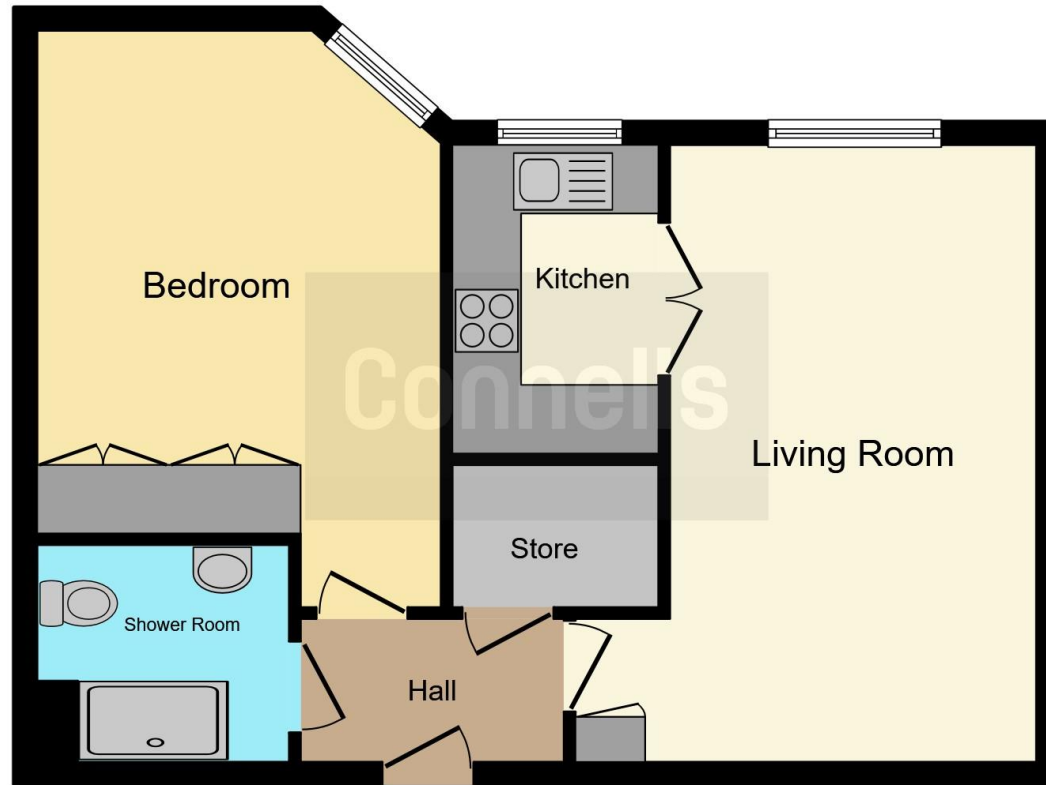












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF311838](http://connells.co.uk/Property/WTF311838)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. 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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