



Connells

Nanterre Court Hempstead Road
Watford



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring well-presented this first floor over 60's retirement flat to the market that is situated within walking distances to Watford Town Centre.

The property comprises of a sizeable reception room with feature fireplace and floor length curtains, a modern fitted kitchen with integrated appliances, a double bedroom with tailor made wardrobes as well as a recently re-fitted bathroom.

The property benefits from an upgraded boiler system with new hot water tank, made to measure Hillary roller blinds, access to the communal facilities, communal gardens, residential parking and visitor bays as well as on-site warden assistance.

Located within walking distance to the vibrant Watford High Street and Shopping centre that provides ample shops, eateries, entertainment and recreational facilities as well as access to several transport links including Watford Junction Station as well as the A41 and M1 motorways.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Door to front aspect, large storage cupboard housing new hot water tank, shelving.

Lounge / Dining Room

19' x 10' 2" (5.79m x 3.10m)

Window to side aspect, double glazed with made to measure Hillary roller blinds, radiator, television point, telephone point, feature fire place, full length fitted curtains, book shelving.

Kitchen

7' 9" x 7' 5" (2.36m x 2.26m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, double glazed with made to measure Hillary roller blinds, four wall-mounted shelves, stainless steel sink with drainer, electric hob with extractor hood with lighting, integrated eye level electric oven, integrated microwave, integrated under-counter fridge, integrated under-counter freezer.

Bedroom

15' 6" x 9' 3" (4.72m x 2.82m)

Window to side aspect, double glazed with made to measure Hillary roller blinds and curtains, built in tailor made wardrobe with double railings, shelving overhead cupboards, bedside lights, existing headboard, radiator.

Bathroom

Walk in double shower with low level seat and hand rails, vanity wash hand basin, low level WC, emergency pull cord, two fitted cupboards, heated hand towel rail, extractor fan and fully tiled walls.

Outside

Parking

Resident's parking spaces and parking for visitors.

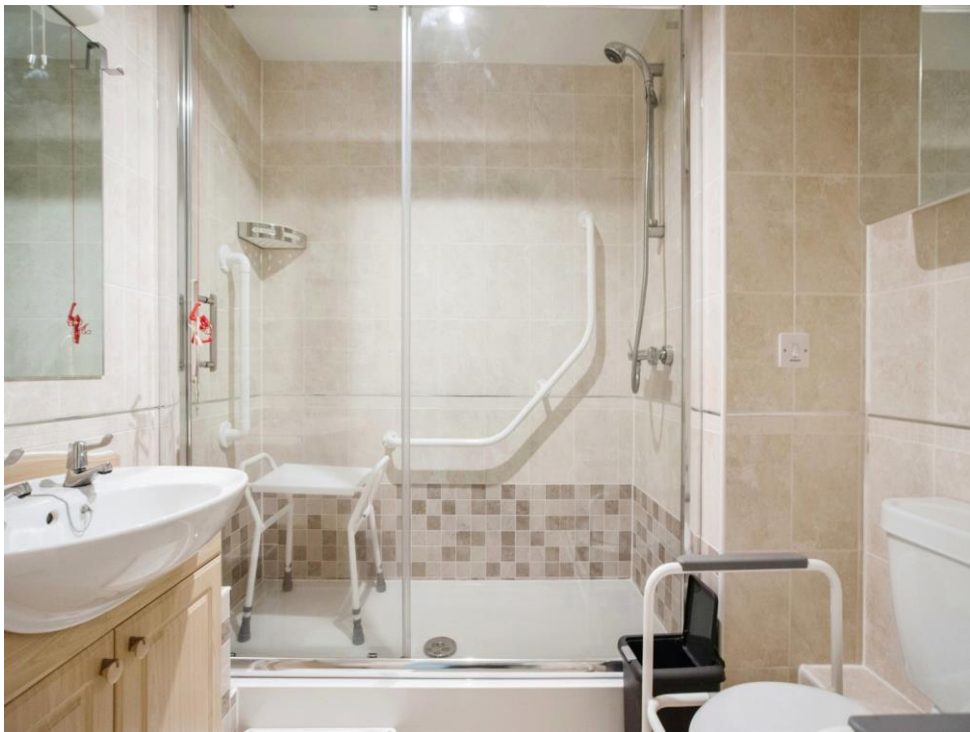
Communal Gardens

A well-maintained garden for resident's use.

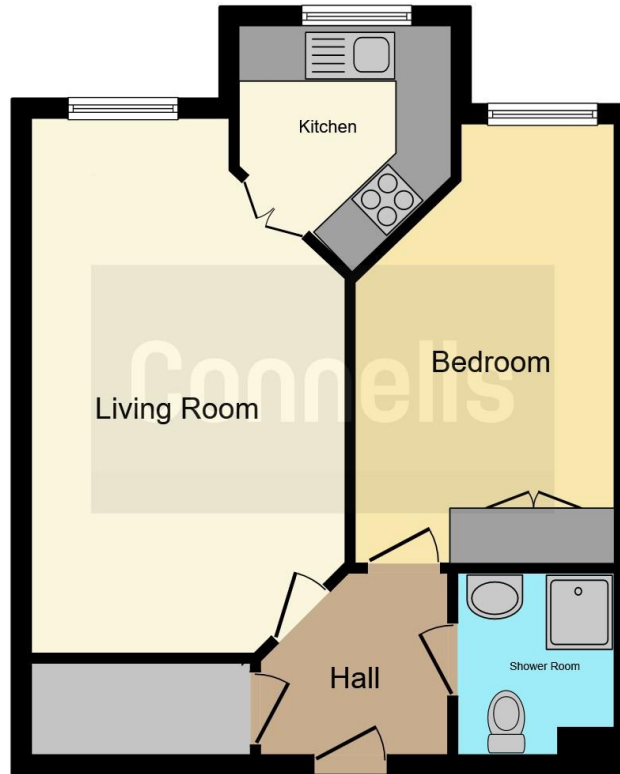
Communal Facilities

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









This 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). Powered by www.focalagent.com

To view this property please contact Connells on

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6 The Parade
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EPC Rating: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313566

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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