



## 40 Bishops court 152 Watford Road, Wembley, HA0 3FE

### \*Retirement Home\*

Relax and retire in this beautiful one bedroom apartment. Situated in a convenient and popular location.

This retirement development for those over 60's, located just moments from Sudbury, Watford Road boasts great commuting options for multiple transportation links in and out of the city, shopping facilities, allocated residents parking, as well as beautiful green spaces.


Whilst offering total independence to owners, there will be a 24 hours emergency management team to hand and a concierge desk.

This retirement property provides abundance of natural lighting, consisting of a generously sized double bedroom, a separate shower room and spacious living room with a separate kitchen which is positioned off the living room.

Call the office today to arrange your viewing!

- Retirement Home 60+
- First Floor Flat
- One Spacious Double Bedroom
- Furnished
- Access To Private Garden
- Communal Laundry Room
- Communal Lounge Area & Kitchen
- Private Carpark
- Guest Accommodation Available
- Available immediately

**£1,500 Per Calendar Month**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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