



Nanterre Court, Hempstead Road, Watford

Guide Price £240,000

proffitt
& holt





Nanterre Court, Hempstead Road

Watford

This welcoming retirement community is ideal for those seeking a more relaxed pace of life without compromising on independence or convenience. Whether enjoying the communal gardens, meeting friends in the residents lounge, or simply relaxing in your private apartment, you'll feel truly at home.

The property is ideally positioned just moments from Watford Town Centre and Cassiobury Park and combines independent living with access to excellent communal facilities with a professional on-site manager which offers a safe, peaceful, and comfortable lifestyle for residents aged 60 and over.

This spacious two bedroom ground floor apartment comprises an entrance hall, sitting room with doors out to a small patio area, a fitted kitchen, shower room, one double bedroom with built-in wardrobes plus a further bedroom. The doors and corridors are extra wide for easy wheelchair access.

Additional benefits to this development are the guest suite for visiting family, lift access to all floors, a laundry room for residents use, a 24-hour emergency call system and ample residents parking.

This property is offered for sale with NO UPPER CHAIN.

Council Tax Band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





Nanterre Court

Hempstead Road, Watford



The property is situated just off the prestigious Hempstead Road and is ideally situated for easy access to Watford's busy town centre, with its multiple shopping, transport, and entertainment facilities, including the Harlequin Shopping Centre and Watford Junction Station providing swift and frequent services into London, Euston. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.



- Over 60's Retirement Apartment
- Two Bedrooms
- Chain Free
- Ground Floor
- Communal Gardens and Grounds
- Lifts to All Floors
- Guest Suite
- Communal Laundry Room
- Residents Communal Lounge
- On Site Development Manager plus 24 Hour Emergency Call System
- Walking Distance to Town Centre



For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

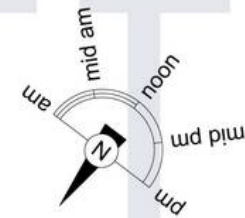
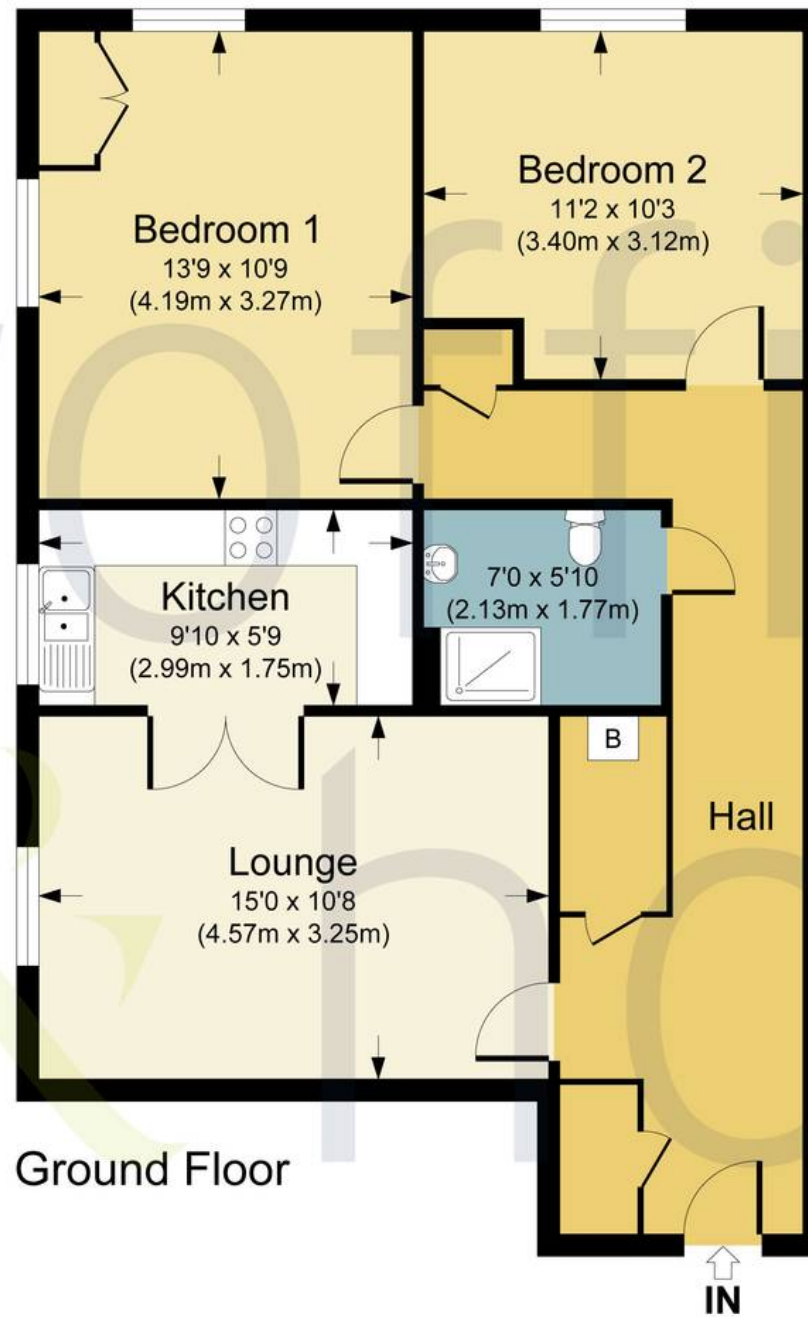
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor

NANTERRE COURT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 724.94 SQ FT / 67.35 SQ M.

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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

