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**HEATHDENE MANOR, WATFORD - £110,000**  
**1 Bedroom Retirement Home**



A very well looked after one double bedroom retirement flat located in a popular development in Nascot Wood.

This property is located on the first floor and is offered to the market with the benefit of no upper chain.

Internally you will find a double bedroom with fitted wardrobes, lounge/dining room with doors leading into the fitted kitchen, a modern shower room and plenty of storage.

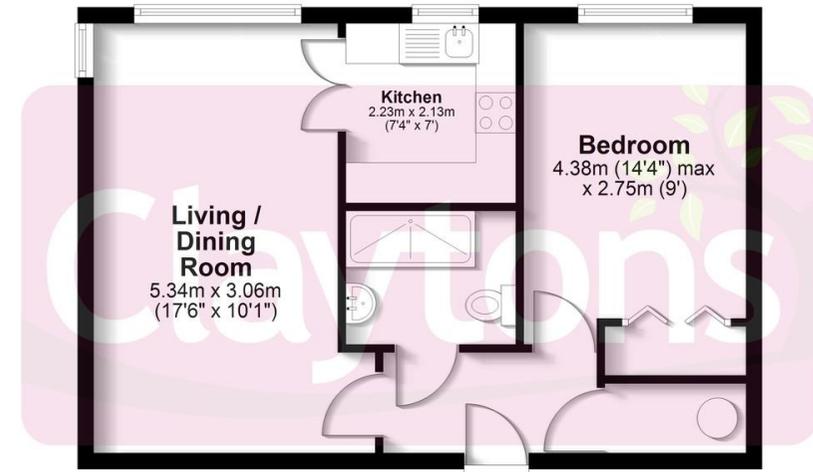
Further benefits include lift access, on site laundry room, house manager, communal residents lounge and very well-kept communal gardens

- Retirement flat
- One double bedroom
- Lift access
- Communal gardens
- Residents lounge
- No upper chain

Call now to book a viewing.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Claytons Estate Agents.

## First Floor



Total area: approx. 43.5 sq. metres (468.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

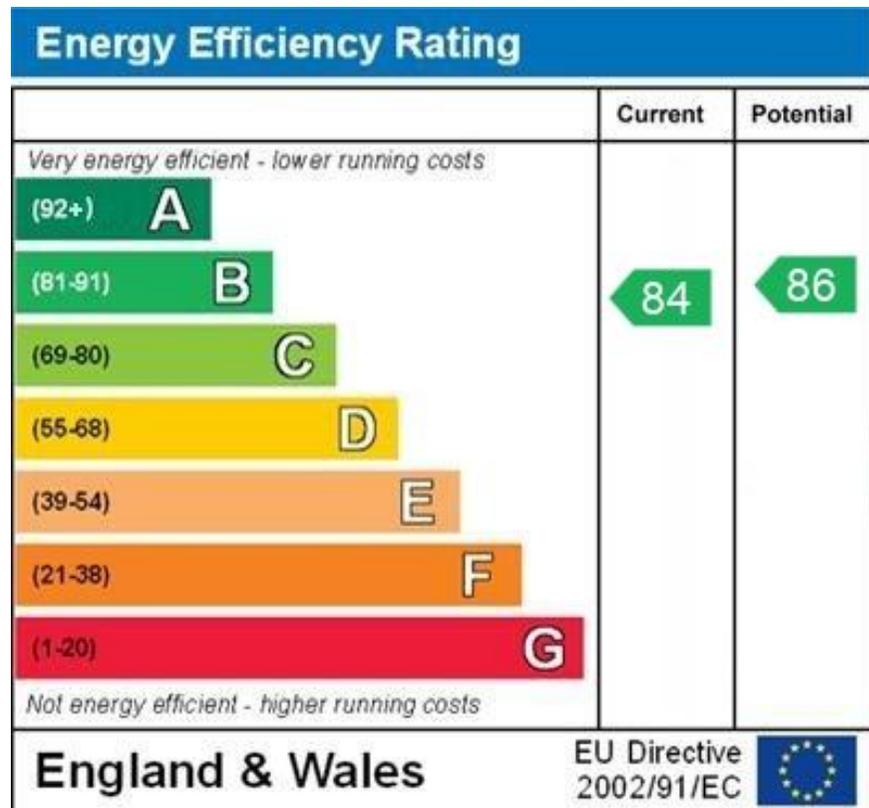
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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