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HEATHDENE MANOR, WATFORD - £100,000
1 Bedroom Retirement Flat



1 double bed retirement flat in stunning condition with living room, fully fitted modern kitchen and shower room.

The property also benefits from on site laundry, house manager, communal lounge and superbly well kept gardens.

- 1 bed retirement flat
- Double Bedroom
- Built in wardrobes
- Stylish modern Kitchen
- Shower Room
- Set on a quiet cul-de-sac
- Non-allocated off street parking
- Communal Garden
- Lease Expires - TBC

Service Charge - £3739pa

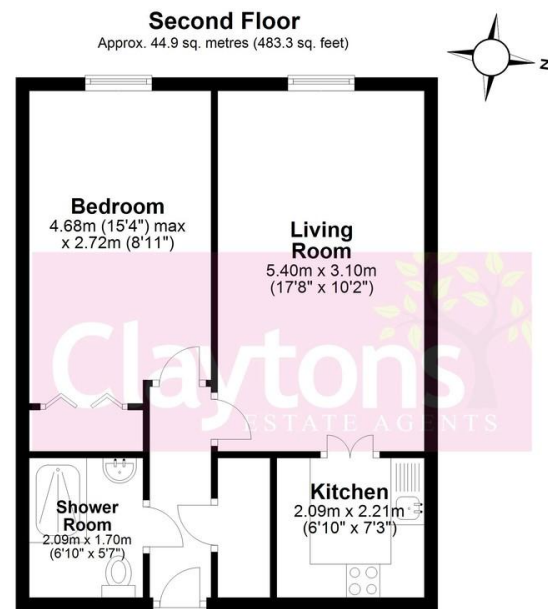
Service Charge Review Period - as the Landlord "shall in its absolute discretion deem appropriate"

Ground Rent - £291.04 per half year

Ground Rent Review Period - rent to be reviewed on 23rd anniversary of date of commencement of Term

Council Tax Band - D (Watford)

Located in this delightful quiet location within easy access of Watford town centre, which offers excellent shopping and leisure facilities. There is also access to local green spaces such as Cassiobury Park.



Total area: approx. 44.9 sq. metres (483.3 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to provide



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

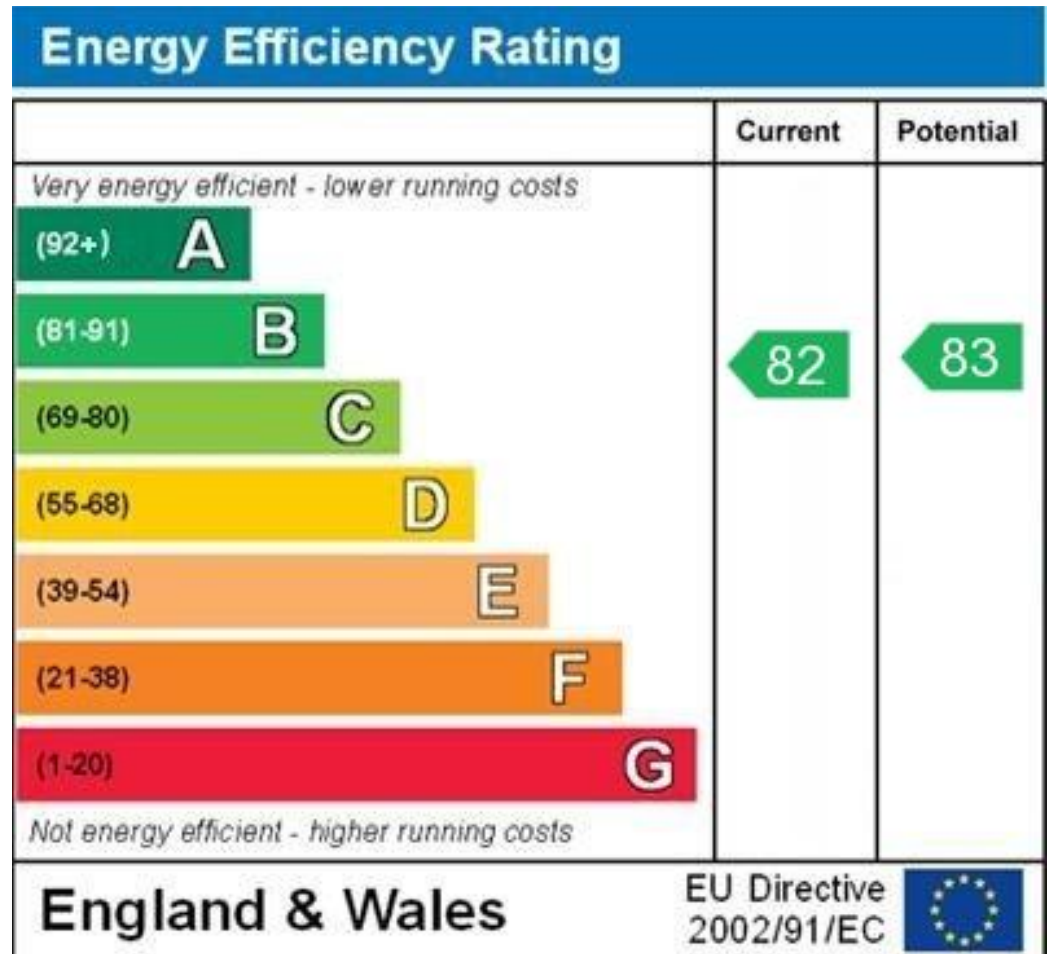
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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