



**Grandfield Avenue  
Watford, Hertfordshire WD17 4PZ  
Offers in the region of £100,000**

We at Coopers are delighted to offer this lovely One bedroom retirement property for the over 60's located in Nascot Wood.

A well-presented one bedroom retirement flat which is located in the popular Heathdene Manor in Nascot Wood. The property has one double bedroom, A large light and spacious lounge with access to the fully appliance kitchen. The flat also benefits from a fitted bathroom with a bath shower attachment. In the block you will find a resident's lounge, laundry room and guest suite, The development host a range of events and activities throughout the week for residence, as well as maintaining beautiful communal gardens. All Floors in the development are accessible by a lift. The property is to be offered with No Upper Chain

- One Double Bedroom Flat
- First Floor
- Well Maintained Communal Gardens
- Lift To All Floors
- Non-allocated Off Street Parking
- Regular Social Activities
- On Site Building Manager
- Chain Free



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

