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**HEATHDENE MANOR, WATFORD - £120,000**  
**2 Bedroom Retirement Flat**



Newly refurbished throughout and ready to move in! Two-bedroom second floor retirement flat with lift access offering, 2 spacious double bedrooms, living room, fully fitted kitchen and bathroom.

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

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.

Lease Expires - 01/06/2119

Service Charge - £1869.69 per half year

Service Charge Review Period - Yearly in September

Ground Rent - £291.04 per half year

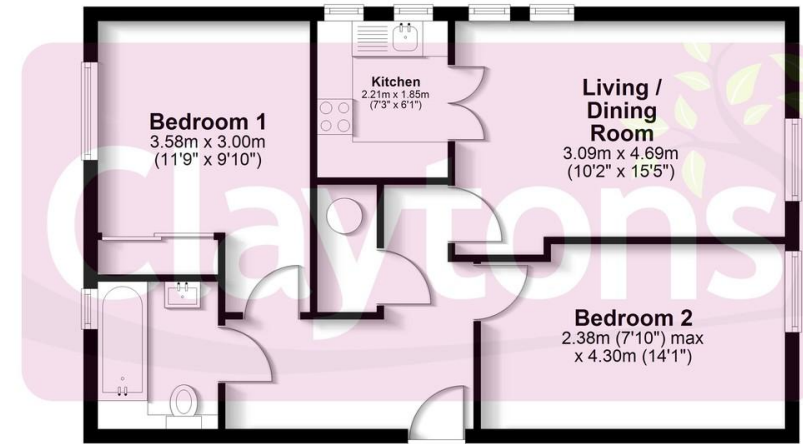
Ground Rent Review Period - TBC

Council Tax Band - D (Watford)

- 2 bed retirement flat
- 2 double bedrooms
- Lift Access
- Large living room
- Separate kitchen
- Bathroom
- Non-allocated off street parking
- Communal Garden



## Second Floor



Total area: approx. 55.7 sq. metres (599.0 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © Mv Home Property Marketing - Unauthorised reproduction



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

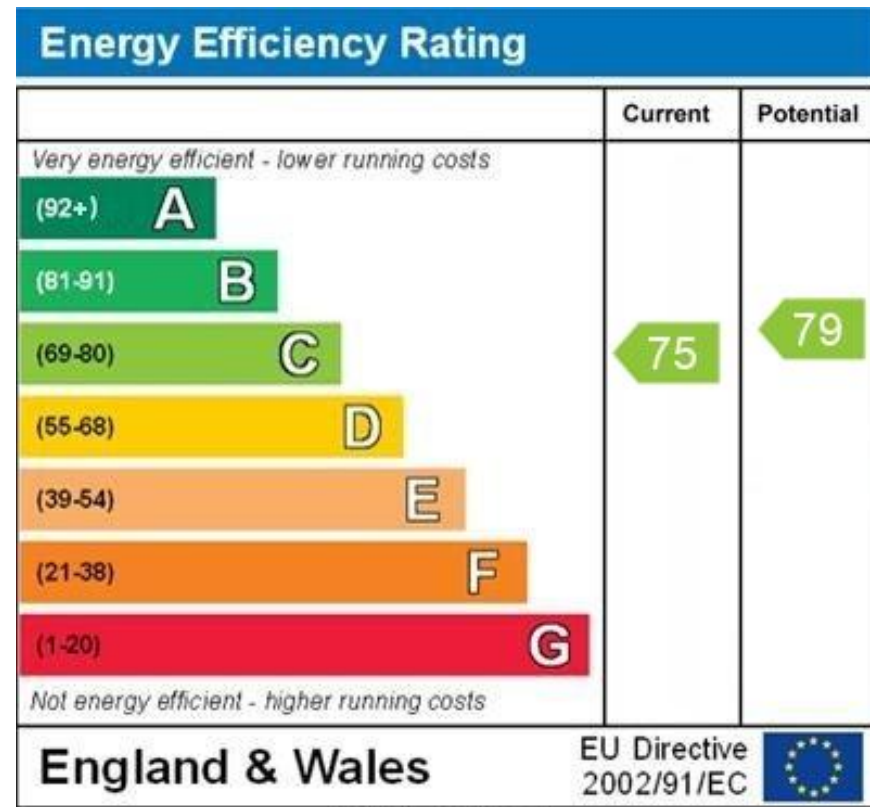
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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