

LEASEHOLD



Apartment (EPC Rating: C)

**HEATHDENE MANOR, GRANDFIELD AVENUE, WATFORD, WD17 4PZ**

**£100,000**

# 1 Bedroom Apartment located in Watford

A well-presented one-bedroom retirement apartment in the popular Heathdene Manor development, ideally located in Nascot Wood, Watford. Perfectly situated on the ground floor opening onto the beautifully maintained communal gardens, a residents' lounge, and on-site management.

A neatly maintained one-bedroom retirement home set within the sought-after Heathdene Manor development in Nascot Wood, Watford. Priced at £100,000, it offers an easy-care lifestyle with the benefit of attractive communal gardens, a residents' lounge, and supportive on-site management. An ideal choice for anyone looking for a calm, well-located property close to Watford's shops, transport links, and everyday amenities.

## Entrance Hallway

Stepping into the property, you're welcomed by a practical hallway that provides access to the main living areas and useful storage cupboard.

Reception Room – 19'10" x 10'4" (6.05m x 3.15m)

The reception room is of generous size with ample room for both living and dining areas. A large window leads onto the beautifully maintained communal gardens.

Kitchen – 9'8" x 7'5" (2.94m x 2.25m)

Located just off the reception room, the kitchen is thoughtfully laid out with plenty of worktop space, wall and base units, built in oven, white goods includes the fridge and freezer, stainless steel sink and window overlooking the lovely gardens.

Bedroom – 15'10" x 10'0" (4.84m x 3.06m)

The bedroom has ample space for a large bed,

wardrobes, and additional furniture. A window to the rear offers plenty of natural light.

Shower Room – 6'9" x 5'6" (2.06m x 1.67m)

The shower room is currently set with a shower enclosure, wash basin, and WC.

LEASE REMAINING 125 years from 1st June 1994

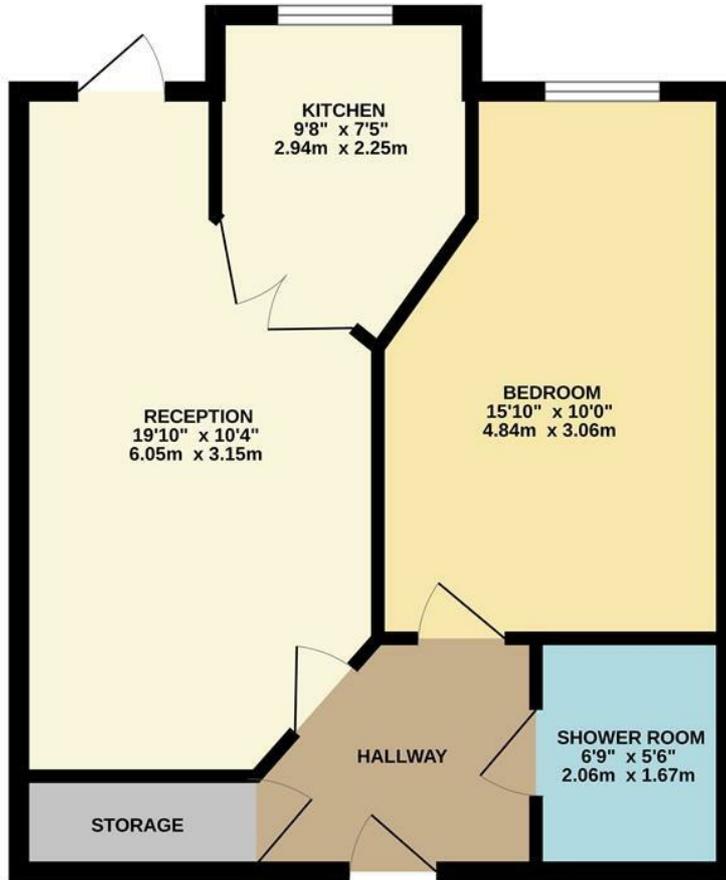
GROUND RENT £258.18 PER SIX MONTHS (TBC)

SERVICE CHARGE £1,241.44 PER SIX MONTH (TBC)



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.3 sq.m.) approx.

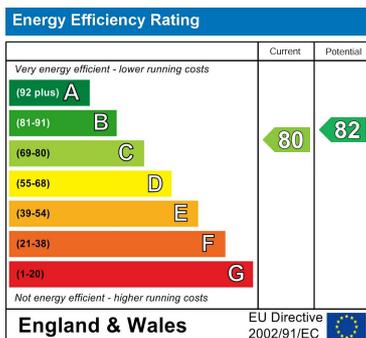
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

C

Energy Performance Graph



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