Connells

Heathdene Manor
Watford

Heathdene Manor
Watford WD17 4PZ

for sale
£125,000

Property Description

** NO UPPER CHAIN ** Connells are pleased to present this spacious two-bedroom apartment for the over-60s, ideally situated within the highly sought-after Nascot Wood area.

This well-maintained property features a welcoming entrance hall with an entry phone system, a generous lounge with space for dining, and a well-appointed fitted kitchen.

The accommodation includes a comfortable double bedrooms complete with fitted wardrobes, along with a well-appointed bathroom. Residents also benefit from on-site warden assistance and a range of communal facilities, including a laundry room and a bright, sociable residents' lounge.

Additional advantages include off-road parking for residents, beautifully kept communal areas, and the property being offered chain-free.
For more information or to arrange a viewing, please contact Connells today.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Communal Entrance

Communal front door with security intercom, lift and stairs to all floors.

Entrance Hallway

Large storage cupboard, heater and entryphone.

Living Room

Window to side aspect, heater and french doors opening to kitchen.

Kitchen

Wall and base level units with work surfaces over, stainless steel sink unit with mixer tap, space for fridge/freezer, integrated oven, electric hob and extractor over.

Bedroom One

Window to rear aspect, built in wardrobe and heater.

Bedroom Two

Window to rear aspect and heater.

Bathroom

Walk in shower/bath with emergency pull cord, vanity wash hand basin, WC and extractor fan.

Outside

Residents Parking

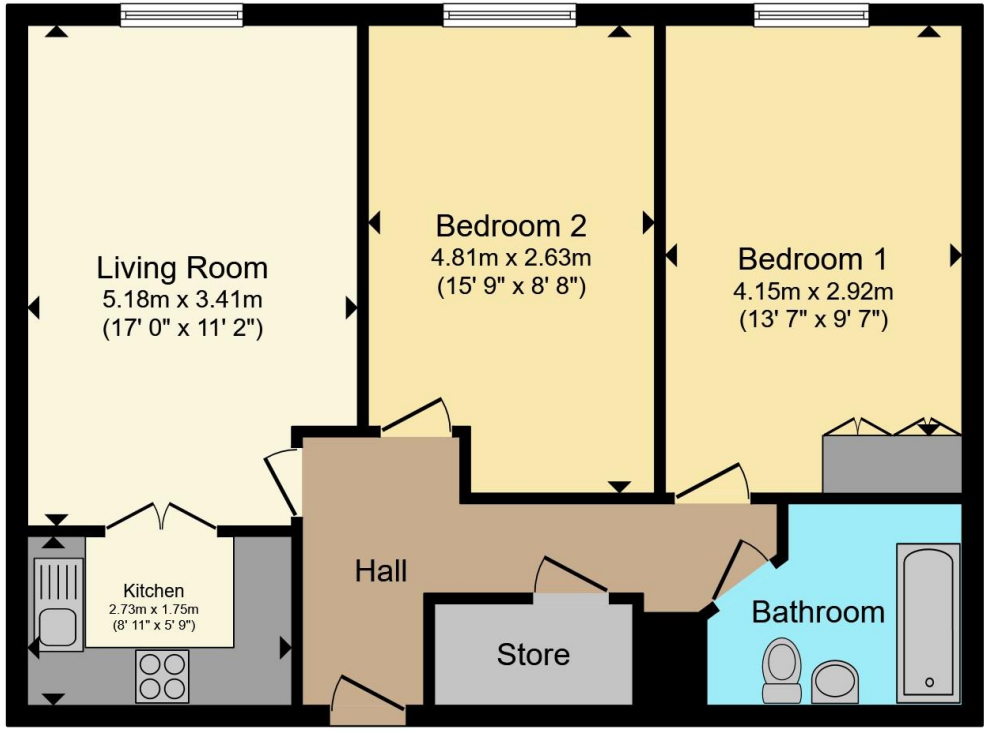
Off road parking spaces for residents.

Communal Facilities

Resident's lounge and laundry room, emergency pull cords in all rooms for 24 hour assistance.

Communal Gardens

Well maintained communal gardens.



Total floor area 67.8 m² (730 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: D

Service Charge: 3725.00

Ground Rent: 580.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315092

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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