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www.claytons.co.uk

Claytons



FIRST AVENUE, WATFORD - £100,000
2 Bedroom Retirement Apartment



Purpose built 2 BEDROOM TOP FLOOR RETIREMENT APARTMENT available for the over 60's offering well planned living accommodation. Benefits include House Manager, communal lounge, laundry and gardens.

Situated in this convenient location close to excellent local amenities including Sainsburys and Asda supermarkets, bus routes, Watford's town centre which offers a multitude of shopping and leisure facilities together with the M1 and M25 major road links are also close by.

The service charge is currently £300.43pmth and includes the ground rent and water.

- Two Bedrooms
- Top Floor
- Lounge/Diner
- House Manager plus 24 hour care line
- Communal Lounge & Laundry
- No Upper Chain



 **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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	80	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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