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**NANTERRE COURT, HEMPSTEAD ROAD
WATFORD
WD17 3AF**

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This EXCEPTIONALLY SPACIOUS TOP FLOOR WARDEN ASSISTED APARTMENT (FOR OVER 60's) offers 2 excellent size bedrooms one of which has floor to ceiling fitted wardrobes. Bathroom with 3 piece suite. Delightful lounge with feature fireplace. Comprehensively fitted kitchen with granite worktops. Fully double glazed. Warden on site. Communal Lounge. Guest suite. Laundry. Exquisite communal gardens. Residents car park. Long lease.

Situated within a stones throw of Watford's town centre which offers a multitude of shopping and leisure facilities. **BOOK EARLY TO AVOID DISAPPOINTMENT.**

PRICE ... £334,000 ... LEASEHOLD

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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COMMUNAL ENTRANCE VIA ENTRY PHONE

Stairs and lift up to the second floor.

FRONT DOOR TO HALLWAY

Wall mounted storage heater. Two large storage cupboards one of which is fully shelved and the other houses the pressurised hot water cylinder with further space for storage. Door to:



LOUNGE/DINER

23' 0" x 10' 8" (7.01m x 3.25m)

Feature fire surround with coal effect electric fire. TV aerial point. Storage heater. Double glazed window overlooks the gardens. Double doors open onto the kitchen.



LOUNGE/DINER



KITCHEN

7' 7" x 7' 3" (2.31m x 2.21m)

Delightfully fitted and comprising single bowl sink with mixer taps. Granite work surface. Extensive range of wall and base units and granite work surface over. Inset 4 ring electric hob. Electric oven. Integrated fridge and freezer. Part tiled walls. Tiled flooring. Integrated microwave. Ceramic tiled floor. Double glazed window.



BATHROOM

Luxury white suite and comprises panel bath, twin grips. Independent shower over the bath with glass screen. Inset wash basin to vanity unit and low flush WC. Fully tiled walls. Wall mounted electric heater. Tiled flooring. Light fitting incorporated electric shaver socket.



BEDROOM 1

13' 2 (excluding door recess)" x 9' 1" (4.01 m x 2.77 m)
Double glazed windows to the rear. Storage heater. Fitted mirror fronted double wardrobe. TV point.



BEDROOM 2

17' 3" x 9' 3" (5.26 m x 2.82 m)
TV aerial point. Double glazed window overlooks the gardens.



COMMUNAL LOUNGE



LAUNDRY ROOM



COMMUNAL GARDENS



COMMUNAL GARDENS



LEASE

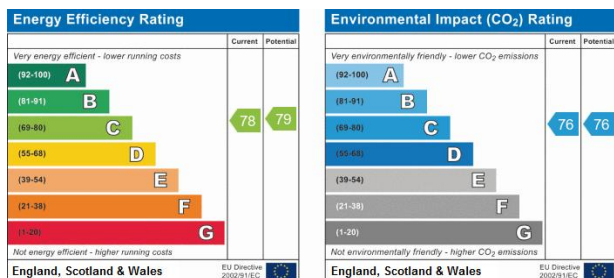
The lease is approximately 117 years unexpired.

SERVICE CHARGE

The service charge is £2,981.00 pa

GROUND RENT

The ground rent is approximately £300.00 pa.



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 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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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.

DETAILS BY EMAIL

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