

## 39 Heathdene Manor

Grandfield Avenue, Watford, Hertfordshire, WD17 4PZ



**PRICE: £99,000**

**Lease: 125 years from 1994**

### Property Description:

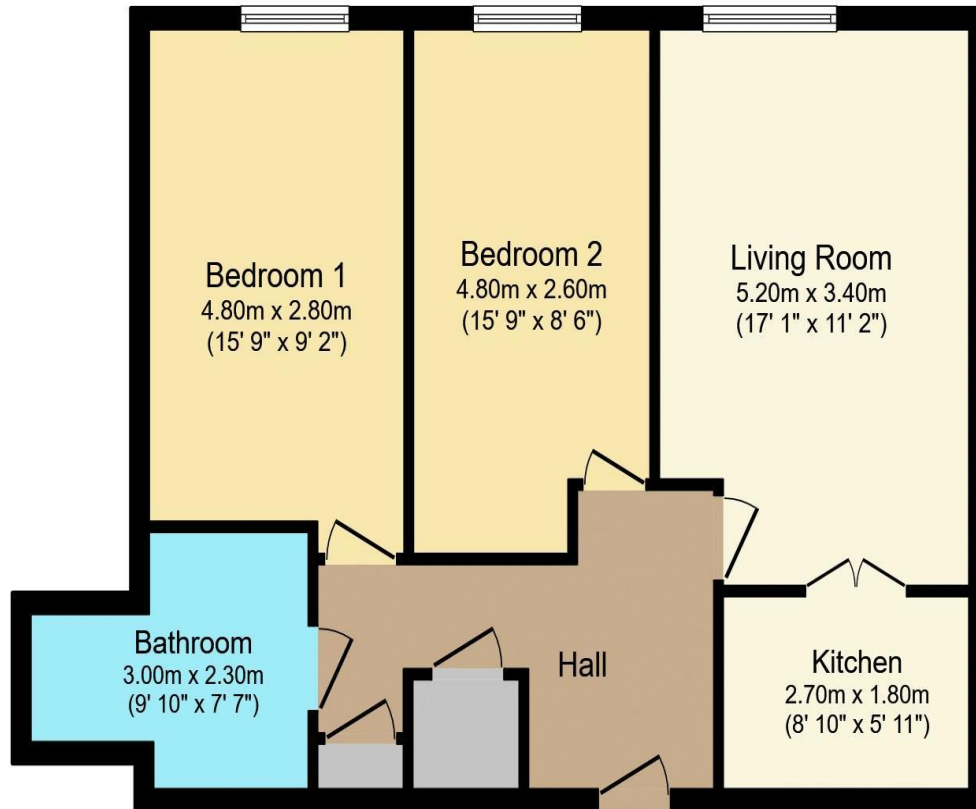
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR. \*\*GROUND RENT FREE\*\* Belvedere Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 42 properties arranged over 3 floors with 2 floors served by lift. Situated on the High Street with its Shops, Restaurants, Doctors, Dentist, Cinema and Theatre. Barclay Park is also with close proximity. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Communal Laundry  
Minimum Age 60  
24 hour emergency Appello call system  
T.V. Channel for viewing door entry system  
Double glazing

Guest Suite  
Development Manager  
Lift to all floors (in main complex)  
Lease: 125 years from 1994



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 105.7 sq.m. (1,135 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).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	78	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/22**

**Annual Ground Rent:**

**£0.00**

**Ground Rent Period Review:**

**TBA**

**Annual Service Charge:**

**£TBC**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.