



9 Bishops Court 152 Watford Road, Wembley, HA0 3FE

This charming retirement home on Watford Road offers a perfect blend of comfort and convenience for those aged over 60. The property features a generously sized double bedroom, providing ample space for relaxation and rest. The separate shower room is designed for ease of use, while the spacious living room invites you to unwind and enjoy your surroundings. Adjacent to the living area, the separate kitchen is well-equipped, making meal preparation a delightful experience.

Residents can take advantage of the communal garden, a lovely space to enjoy the outdoors, as well as a communal sitting area that fosters social interaction among neighbours. The laundry room adds to the convenience of daily living, ensuring that all essential amenities are within easy reach.

Safety and support are paramount, with a 24-hour emergency management team available to assist residents whenever needed, alongside a concierge desk to cater to any queries or requirements. The property also includes allocated residents parking, making it easy for those with vehicles to come and go as they please.

Watford Road is well-connected, offering excellent commuting options with multiple transportation links to the city. Additionally, the area boasts a variety of shopping facilities and beautiful green spaces, perfect for leisurely strolls or enjoying a picnic. This property presents an ideal opportunity for those seeking a supportive and vibrant community in a prime location.

- Ground floor flat
- Beautiful communal garden and sitting area encourage outdoor leisure and social interaction.
- Allocated parking facilities offer ease of access for residents with vehicles.
- 24-hour emergency management and concierge services ensure safety and support for residents.
- Prime location on Watford Road with excellent transport links, shopping options, and green spaces nearby.

£1,550 Per Calendar Month

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	