



HOMEMANOR
HOUSE

Connells

Homemanor House Cassio Road
Watford



Property Description

**** NO UPPER CHAIN **** A superb opportunity is available for the over 60's to purchase this well-proportioned ground floor flat in this ideal location for Watford's town centre. This one bedroom ground floor retirement flat is in good decorative order and benefits include a private patio area, residents parking, warden assistance, communal facilities for residents, a fitted kitchen, walk in wet room and communal gardens.

For more information or to arrange a viewing, please contact Connells today.

Communal Entrance

Front door leading into hallway, security entryphone system.

Entrance Hall

Front door, airing cupboard.

Lounge

18' 1" x 10' 9" (5.51m x 3.28m)

Window to rear aspect, patio doors leading to patio area and communal gardens, wall mounted electric heater, telephone point, television point, doorway to kitchen.

Kitchen

7' 2" x 6' 4" (2.18m x 1.93m)

Fitted kitchen comprising wall and base units, window to rear aspect, work surfaces, sink with drainer, tiled splashback, integrated oven, hob, cooker hood, plumbing for slimline dishwasher, space for fridge/freezer.

Bedroom One

14' 8" x 8' 8" (4.47m x 2.64m)

Window to rear aspect, wardrobes, wall mounted electric heater.

Wet Room

Walk in shower with seat, vanity wash hand

basin, low level WC, extractor fan, heated towel rail.

Outside

Private Patio Area

Parking

Parking spaces for residents and visitor's parking.

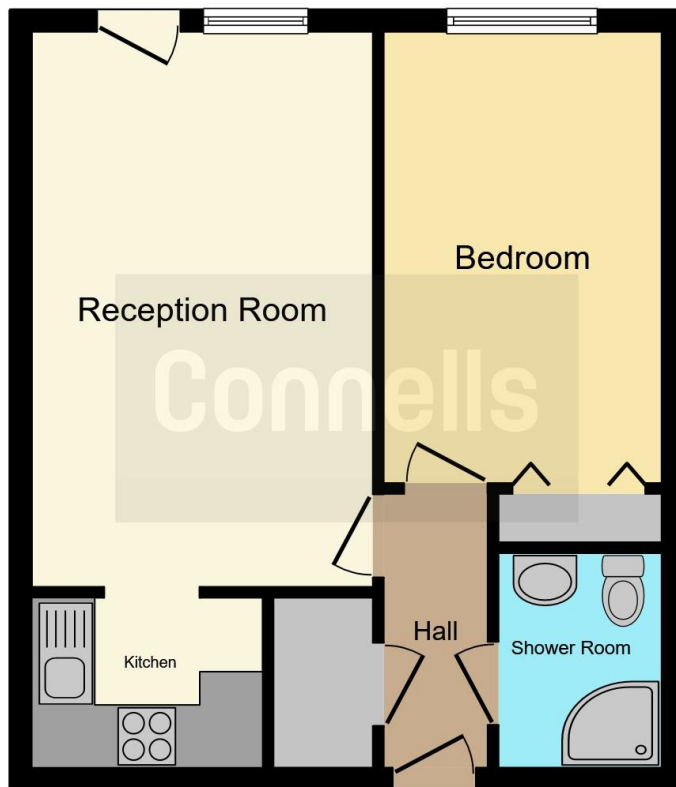
Communal Gardens

Well maintained gardens for use of residents.

Communal Facilities

Warden assistance available as well as use of the resident's lounge and laundry room.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/WTF312965](https://www.connells.co.uk/Property/WTF312965)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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